

## 4 Bedroom House for Sale in Pegeia, Paphos District

A four-bedroom, two-storey villa №3 with a private swimming pool, offering an internal area of 193 m², is situated on a 610 m² plot.



This is an exclusive enclave of luxury villas perched above Paphos's iconic Sea Caves. Just a ten-minute stroll from the dramatic Edro III shipwreck, Oniro By The Sea and the natural sea caves – and only a short drive to the UNESCO-protected Akamas Nature Reserve – this development perfectly blends secluded tranquility with easy access to schools and amenities.

Each villa is tailored for the discerning client, with a seamless indoor-outdoor flow, generous terraces, private gardens and panoramic sea views. Premium specifications – fr...

Property Info		Plot / Area	a Info	<b>Additional info</b>	
Covered Area	235			Reference Number	7099
Covered Veranda	42	Plot area	610	Property type	House
Total Number of Floors	2	Pool	Yes	Condition	<b>Under Construction</b>
Heating	<b>Underfloor Heating, Yes</b>			Bathrooms	4

Amenities Location

**Location:** Pegeia Region: **Paphos** 

Coordinates: 34.87420746294 / 32.349489929108



Price: €1 350 000 + VAT

VAT for this property is €135,862 or €256,500. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded		one Common ovnensos None
		Price per SQM €5	Common expenses None 5745.00/m <sup>2</sup>

## **Representative: RealDeal Estates**

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

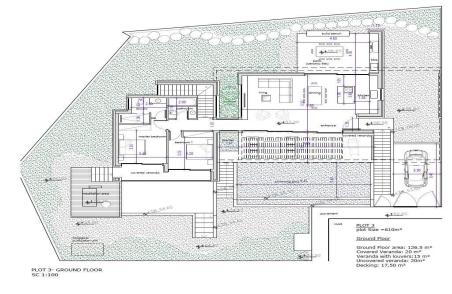
€1 350 000 on Jul 1, 2025

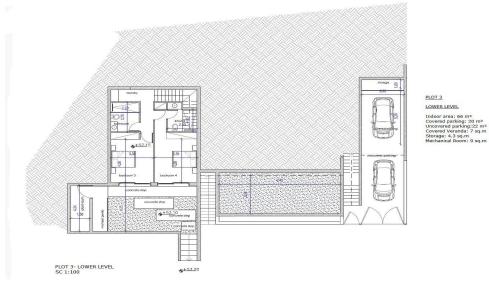


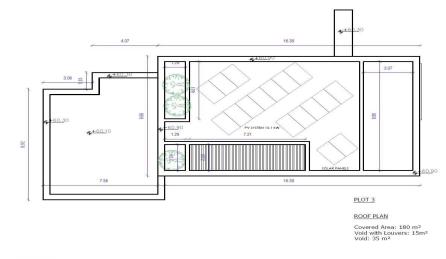












PLOT 3- ROOF PLAN SC 1:100