

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

This stunning five-bedroom villa offers over 300m<sup>2</sup> of refined living space. Designed with both elegance and functionality in mind, each bedroom includes its own en-suite bathroom and generous storage, ensuring privacy and comfort for every member of the household.

Every detail has been thoughtfully considered. The lower level features two en-suite bedrooms with an open-air skylight, allowing natural light and fresh air to flow throughout the space — a rare and luxurious touch.

Also on the lower level is an expansive storage area, perfect for customizing to your lifestyle. Whether you envision a wine cellar, walk-in wardrobe, game room, or private cinema, this flexible spa...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>330</b>                     |
| Covered Veranda        | <b>30</b>                      |
| Total Number of Floors | <b>2</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>1166</b>           |
| Pool      | <b>Yes</b>            |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>7304</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>5+</b>                 |
| View             | <b>Sea view</b>           |

### Amenities

| Amenities | Location  |                       |
|-----------|---|-----------------------|
| • Parking | <b>Location:</b> Pegeia<br>Coordinates: <b>34.88138961173 / 32.346110343933</b> | <b>Region: Paphos</b> |

## Price: €1 660 000 + VAT

VAT for this property is **€209,764** or **€315,400**. 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 | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>None</b><br><b>€5 030.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€1 550 000 on Jul 1, 2025

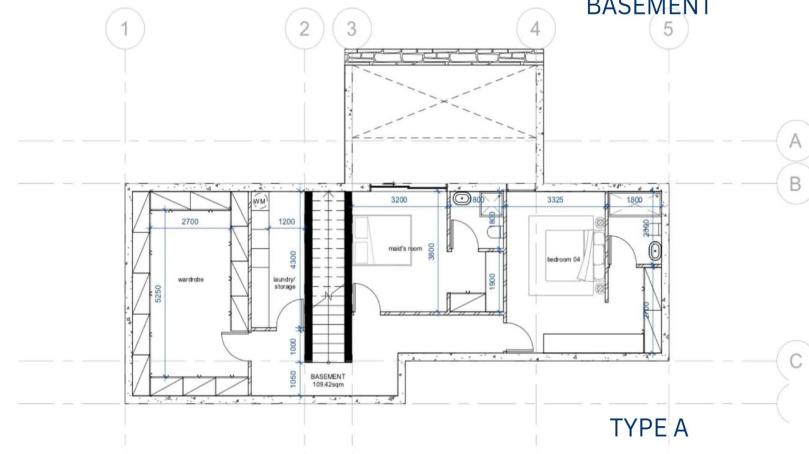
€1 660 000 on Dec 27, 2025







## FLOOR PLANS BASEMENT



## FLOOR PLANS GROUND FLOOR

