

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

This expansive four-bedroom villa spans 312 m<sup>2</sup> and offers exceptional comfort and privacy. Each bedroom is a spacious en-suite, designed to provide maximum convenience and a sense of retreat for every occupant. ✖

Thoughtfully laid out, the home offers excellent separation of space: two bedrooms are located on the first floor, one on the ground level, and another on the basement level—ideal for multigenerational living or hosting guests.

The basement is rich in amenities, featuring a private cinema room, a walk-in wardrobe, and an en-suite bedroom with an integrated office space and an open-air skylight, allowing natural light and ventilation throughout.

At the hear...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>342</b>	Plot area	<b>1500</b>	Reference Number	<b>7306</b>
Covered Veranda	<b>30</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Total Number of Floors	<b>3</b>	Parking	<b>Uncovered, Yes</b>	Condition	<b>Under Construction</b>
Heating	<b>Underfloor Heating, Yes</b>			Bathrooms	<b>4</b>
				View	<b>Sea view</b>

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

## Price: €1 690 000 + VAT

VAT for this property is **€217,328** or **€321,100**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 942.00/m<sup>2</sup></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

€1 650 000 on Jul 1, 2025

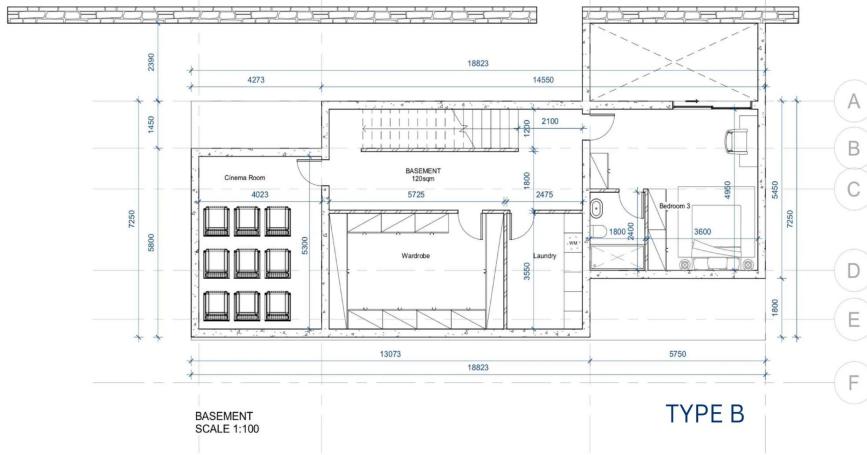
€1 690 000 on Dec 27, 2025





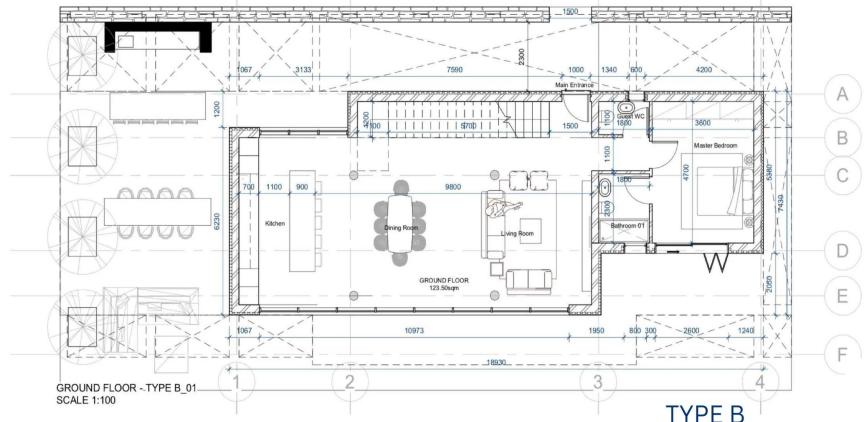
# FLOOR PLANS

## BASEMENT



# FLOOR PLANS

## GROUND FLOOR



## FLOOR PLANS

### FIRST FLOOR

