


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

Experience Mediterranean luxury with this stunning 4-bedroom, 5-bathroom villa, ideally situated in the exclusive Sea Caves area—one of the island’s most sought-after coastal locations. 

Set on a generous 582 sqm plot and offering over 237 sqm of living space, this modern villa combines sophisticated design with exceptional comfort. The open-plan layout enhances natural light and flow, while each bedroom includes its own en-suite and private balcony with breathtaking sea views.

Surrounded by unspoiled nature and just moments from the Mediterranean shoreline, this villa offers the perfect balance of privacy, serenity, and upscale living. The area is also home to prominent ...

### Property Info

Covered Area	<b>295</b>
Covered Veranda	<b>61</b>
Total Number of Floors	<b>2</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>582</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>7457</b>
Property type	<b>House</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Pegeia

Coordinates: **34.885350087083 / 32.334029688648**

Region: **Paphos**

## Price: €1 190 000 + VAT

VAT for this property is **€141,388** or **€226,100**. 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>~€44 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 034.00/m<sup>2</sup></b>		

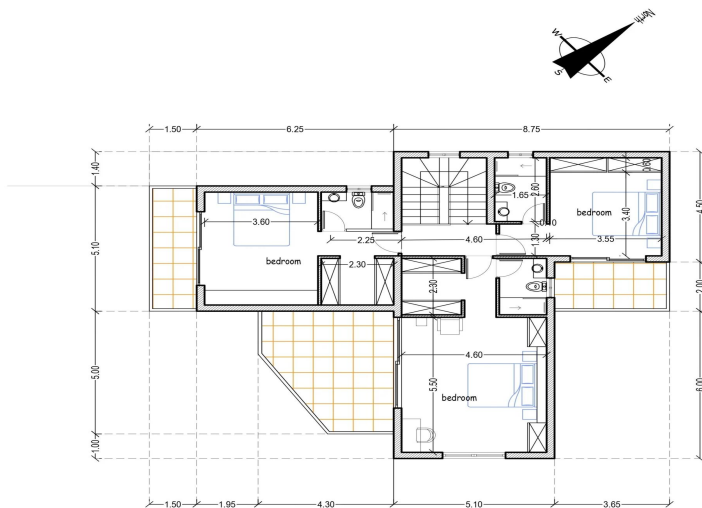
## Representative: RealDeal Estates

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>
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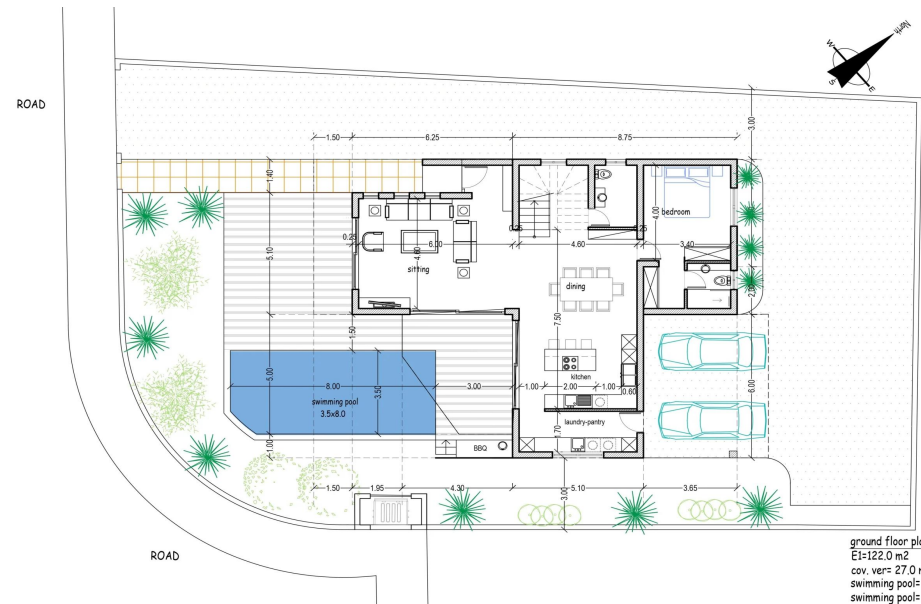
## Price change history

€985 000 on Jul 5, 2025  
 €1 100 000 on Aug 16, 2025  
 €1 190 000 on Nov 18, 2025





1st floor plan  
 E1=112.0 m<sup>2</sup>  
 cov. ver= 34.0 m<sup>2</sup>



ground floor plan  
 E1=122.0 m<sup>2</sup>  
 cov. ver= 27.0 m<sup>2</sup>  
 swimming pool= 28.0 m<sup>2</sup>  
 swimming pool= 30.0 m<sup>2</sup>