

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

Perched in the hills of Peyia, this exceptional four-bedroom designer villa offers breathtaking, unobstructed views of the Mediterranean Sea to the front and majestic mountains to the rear — the perfect harmony of coastal and hillside living. X

Crafted with sophistication and cutting-edge technology, the villa features a smart home system, underfloor heating, and a photovoltaic-operated private swimming pool for sustainable comfort. A dramatic double-height void adorned with elegant chandeliers welcomes you upon entry, enhancing the sense of light and openness throughout the space.

The seamless entrance door leads into spacious interiors that include a large living area, a d...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>256</b>                     |
| Covered Veranda        | <b>22</b>                      |
| Uncovered Veranda      | <b>137</b>                     |
| Total Number of Floors | <b>2</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>900</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                       |
|------------------|-----------------------|
| Reference Number | <b>7628</b>           |
| Property type    | <b>House</b>          |
| Condition        | <b>Brand New</b>      |
| Bathrooms        | <b>4</b>              |
| View             | <b>Mountains view</b> |

### Amenities

- Roof Garden

### Location

**Location:** Pegeia **Region:** Paphos  
Coordinates: **34.872244585156 / 32.36072303747**

## Price: €1 500 000 + VAT

VAT for this property is **€161,953** or **€285,000**. 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>€5 859.00/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> |              |            |  |

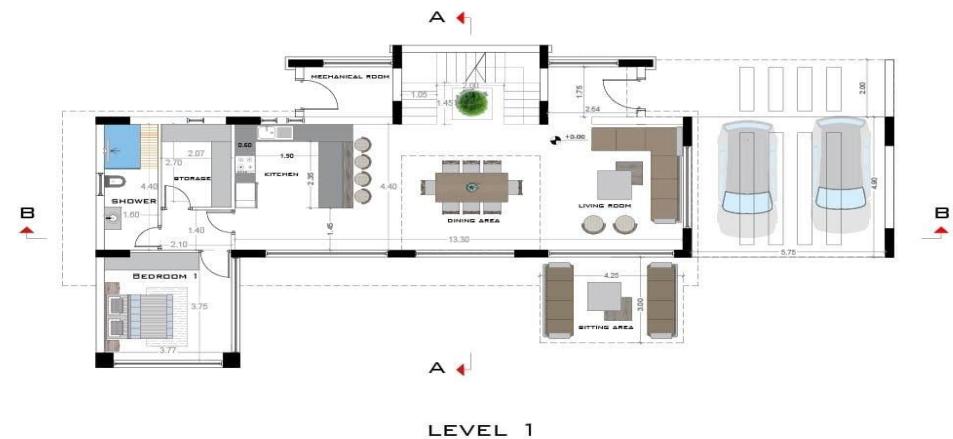
## Price change history

€1 500 000 on Jul 11, 2025

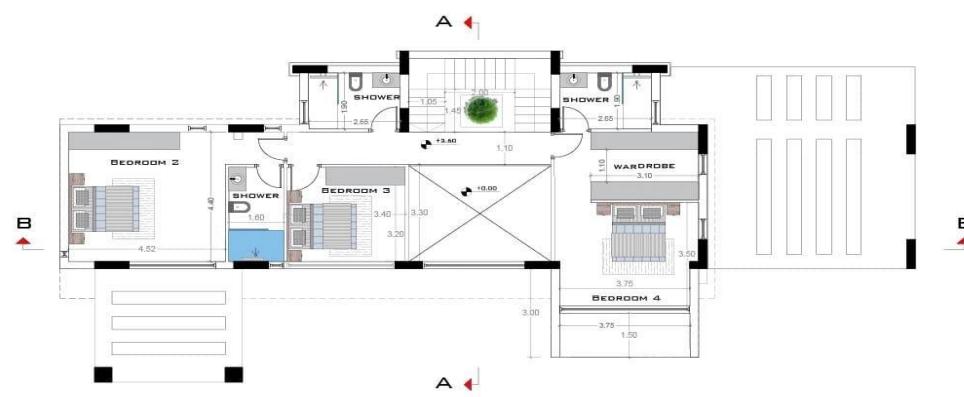




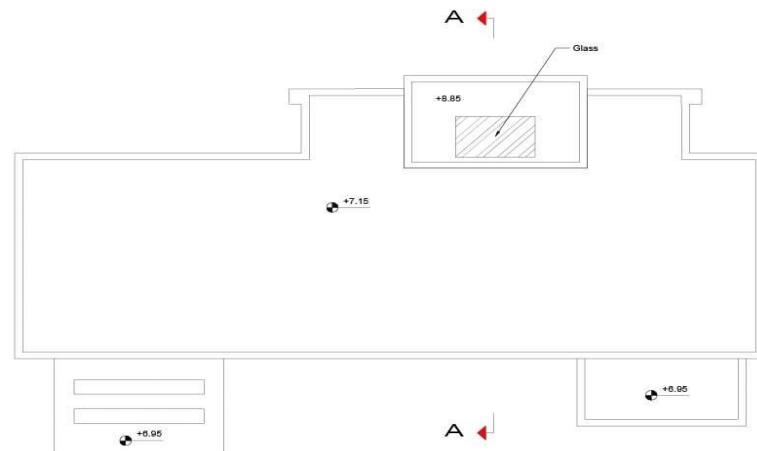




LEVEL 1



LEVEL 2



ROOF PLAN