

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

Elegant Villa with Courtyard, Pool & Roof Garden

This villa offers the perfect blend of comfort and style, featuring cozy courtyards, spacious terraces with private pools, and inviting barbecue areas for entertaining.

Enjoy breathtaking sea views from the roof garden, where every sunset captures the beauty of Cyprus living.

A home designed for relaxation, leisure, and unforgettable moments.

### Property Info

Covered Area	<b>420</b>
Covered Veranda	<b>72</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>783</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>238999</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2024</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

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

## Price: €1 800 000 + VAT

VAT for this property is **€252,000** or **€342,000**. 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	<b>~€68 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 286.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€800 000 on Aug 23, 2025

€1 800 000 on Aug 24, 2025



