

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

This modern design villa will have panoramic seaviews and is located just 350m walking distance to the beach! The villa is surrounded by green area, full of tranquillity and peace. Specifications: Alarm system BBQ area Billiard room Built in wardrobes Cinema Room Concealed Air-conditioning System Covered parking Double Glazing energy glass Elevator to the Roof Garden Fireplace Gym Heating / Cooling Jacuzzi Laundry Marble bathroom walls Marble floors Office Pantry Pressurized water system Smart home Store Room Swimming pool Utility room The Project has EPC certificate with "B" Energy Efficiency Rating.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>470</b>			Reference Number	<b>R36-1</b>
Covered Veranda	<b>145</b>	Plot area	<b>3000</b>	Property type	<b>House</b>
Floor Number	<b>1</b>			Condition	<b>Pre-Owned</b>
Total Number of Floors	<b>1</b>			Bathrooms	<b>3</b>

Amenities	Location	Region
	<b>Location:</b> Pegeia	<b>Region:</b> <b>Paphos</b>
	Coordinates: <b>34.8800121 / 32.3374844</b>	

## Price: €2 450 000 + VAT

VAT for this property is **€356,032** or **€465,500**. 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 Price per SQM	<b>~€94 600.00</b> <b>€5 213.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€2 250 000 on Aug 26, 2025  
€2 450 000 on Nov 19, 2025  
€2 250 000 on Nov 23, 2025  
€2 450 000 on Jan 28, 2026





