

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

Covered Area	470
Covered Veranda	145
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area **3000**

Additional info

Reference Number	R36-1
Property type	House
Condition	Pre-Owned
Bathrooms	3

Amenities

Location

Location: Pegeia Region: **Paphos**
 Coordinates: **34.8800121 / 32.3374844**

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	Excluded	Title transfer fee	~€94 600.00	Common expenses	None
		Price per SQM	€5 213.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

Registration number	Registration number 591	Email	sales@cyprus-alliance.com
License number	License 118/E	Legal name	Cyprus Developers Alliance (CDA Group)
Phone: +35725059360, +35797544416			

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





