

4 Bedroom House for Sale in Pegeia, Paphos District

A great opportunity to invest in the beautiful Mediterranean villa in Cyprus. Located in the prestigious Sea Caves area, this project offers sophisticated living. Surrounded by natural beauty and history, Sea Caves area gives a direct access to the Mediterranean Sea. This modern 4 bedroom villa features open-plan living and bedrooms with balconies overlooking the sea. Some of the features: Smart home Remote controlled gate Pantry/ Utility room Video intercom Underfloor heating VRV Concealed Air-conditioning Alarm System High-end finishes. The Project has EPC certificate with "A" Energy Efficiency Rating.

Property Info		Plot / Area Info		Additional info	
Covered Area	295			Reference Number	S540-1
Covered Veranda	61	Plot area	582	Property type	House
Floor Number	1			Condition	Pre-Owned
Total Number of Floors	1			Bathrooms	1

Amenities	Location
	Location: Pegeia Region: Paphos Coordinates: 34.88533 / 32.33406

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	Excluded	Title transfer fee Price per SQM	~€44 200.00 €4 034.00/m²	Common expenses	None
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Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€1 100 000 on Aug 26, 2025

€1 190 000 on Nov 9, 2025



