


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

Covered Area	295
Covered Veranda	61
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Plot area **582**

Additional info

Reference Number	S540-1
Property type	House
Condition	Pre-Owned
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	~€44 200.00	Common expenses	None
		Price per SQM	€4 034.00/m²		

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



