

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

Welcome to an exceptional villa development in the prestigious Sea Caves area of Pafos, where luxury and natural beauty come together. Positioned on the hills, these 13 villas make the most of the stunning landscape and panoramic views. Each villa boasts a unique indoor and outdoor living space with the focus on creating a seamless indoor-outdoor transition that enables the residents to fully embrace the Cyprus climate and the stunning scenery.

These villas come equipped with a range of exceptional features, including a 3.5 x 10m swimming pool, Italian-manufactured floors, underfloor heating, a 10.1 kW Photovoltaic system with solar panels, electric gates, and electric car cha...

### Property Info

Covered Area	<b>245</b>
Covered Veranda	<b>34</b>
Uncovered Veranda	<b>12</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>590</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>7321</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

**Location:** Pegeia      Region: **Paphos**  
**Coordinates:** **34.885444 / 32.3595**

## Price: €825 000 + VAT

VAT for this property is **€86,036** or **€156,750**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 367.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€825 000 on Oct 8, 2025









