

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

This exquisite villa is nestled in one of the most prestigious beachfront resorts in Cyprus, offering an unparalleled blend of luxury, comfort, and exclusivity. Just a short stroll from a pristine sandy beach, this corner residence sits on a spacious 750 sqm plot, surrounded by a landscaped garden. The private swimming pool with a cozy leisure area and an open-air kitchen creates the perfect setting for al fresco relaxation. Designed for effortless indoor-outdoor living, the spacious sunlit home features a stylish living area, a modern kitchen, and an en-suite bedroom on the ground floor. Upstairs, two elegant en-suite bedrooms open onto a large panoramic veranda, revealing breatha... X

### Property Info

Covered Area **300**  
Furnishing **Furnished**  
Heating **Underfloor Heating, Yes**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **752**  
Pool **Yes**

### Additional info

Reference Number **11561**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **2021**  
Bathrooms **5+**

### Amenities

### Location

**Location:** Pegeia      **Region:** **Paphos**  
**Coordinates:** **34.899608 / 32.325758**

## Price: €2 550 000 + VAT

VAT for this property is **€306,000** or **€484,500**. 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>~€98 600.00</b> <b>€8 500.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€2 700 000 on Oct 8, 2025

€2 550 000 on Nov 26, 2025













