


## 6+ Bedroom House for Sale in Pegeia, Paphos District

This exceptional six-bedroom mansion, nestled in the prestigious Coral Bay resort area of Pafos, epitomizes luxury living by the sea. Completed just a year ago, this four-story residence offers unrivaled elegance, mere steps from a Blue Flag beach, five-star hotels, fine dining, and vibrant amenities. 

With breathtaking, unobstructed sea views, this meticulously designed villa ensures both comfort and style. The ground floor features a private cinema, a fully equipped gym, a technical room, a garage, and a modern kitchen. The first and second floors are smartly divided into two mirror-image zones, perfect for dual-family living, each offering a living room, kitchen, office, and three...

### Property Info

Covered Area	<b>810</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1200</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>11659</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2024</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

**Location:** Pegeia                      Region: **Paphos**  
 Coordinates: **34.855878 / 32.37054**

## Price: €7 000 000 + VAT

VAT for this property is **€1,148,519** or **€1,330,000**. 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>~€276 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 642.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€7 000 000 on Oct 8, 2025







