


4 Bedroom House for Sale in Pegeia, Paphos District

Tucked into the lush grounds of a prestigious beachfront resort, this villa offers a rare blend of elegance, privacy, and immersive coastal living. Just  a few steps from the sea, it invites you into a world where every sunset, every breath of salt air feels like a private privilege. Unlike any other residence in the resort, the villa was custom-designed by a dedicated team of architects and designers brought in by the owner. Every element—from lighting to built-in furniture—was tailored to create a home that feels both distinct and deeply harmonious. Set on a generous plot with a private pool, shaded lounge areas, and a built-in barbecue, the villa is ideal for leisurely a...

Property Info

Covered Area	271
Furnishing	Furnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	933
Pool	Yes

Additional info

Reference Number	12875
Property type	House
Condition	Pre-Owned
Construction Year	2023
Bathrooms	4

Amenities

Location

Location: Pegeia Region: **Paphos**
Coordinates: **34.890307 / 32.327534**

Price: €3 880 000 + VAT

VAT for this property is **€436,536** or **€737,200**. 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	~€151 800.00	Common expenses	None
		Price per SQM	€14 317.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€3 880 000 on Oct 8, 2025

