

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

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€3 880 000 on Oct 8, 2025













