


5 Bedroom House for Sale in Pegeia, Paphos District

Perched in the exclusive Sea Caves area of Paphos, this grand three-level villa redefines coastal luxury. Embraced by a vast private plot and oriented to capture the full drama of Mediterranean sunsets, the property offers a rare fusion of classical elegance, expansive scale, and uninterrupted sea views. 

The architecture evokes timeless sophistication: high ceilings, vast openings, and sweeping views frame interiors filled with light and presence. On the main floor, a refined flow of spaces includes a formal living room, a separate kitchen preparation area, a guest bathroom, an elegant office, and a master suite with dressing room and private bath—each room thoughtfully designed f...

Property Info

Covered Area	458
Covered Veranda	82
Furnishing	Furnished
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	3800
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	12936
Property type	House
Condition	Pre-Owned
Construction Year	2001-2010
Bathrooms	5+

Amenities

- Parking

Location

Location: Pegeia                      Region: Paphos  
Coordinates: 34.899436 / 32.33915

## Price: €1 950 000 + VAT

VAT for this property is **€281,090** or **€370,500**. 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	<b>~€74 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 258.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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

## Price change history

€1 950 000 on Oct 8, 2025





















