

## 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...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>458</b>			Reference Number	<b>12936</b>
Covered Veranda	<b>82</b>	Plot area	<b>3800</b>	Property type	<b>House</b>
Furnishing	<b>Furnished</b>	Pool	<b>Yes</b>	Condition	<b>Pre-Owned</b>
Heating	<b>Autonomous Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2001-2010</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>5+</b>

<b>Amenities</b>	<b>Location</b>	Region: <b>Paphos</b>
• Parking	<b>Location:</b> Pegeia Coordinates: <b>34.899436 / 32.33915</b>	

## 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 Price per SQM	<b>~€74 600.00</b> <b>€4 258.00/m<sup>2</sup></b>	Common expenses	<b>None</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: **+35726080180, +35797612926**

## Price change history

€1 950 000 on Oct 8, 2025













