

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

Amenities	Location	Region: Paphos
• Parking	Location: Pegeia 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	Excluded	Title transfer fee Price per SQM	~€74 600.00 €4 258.00/m²	Common expenses	None
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Price change history

€1 950 000 on Oct 8, 2025













