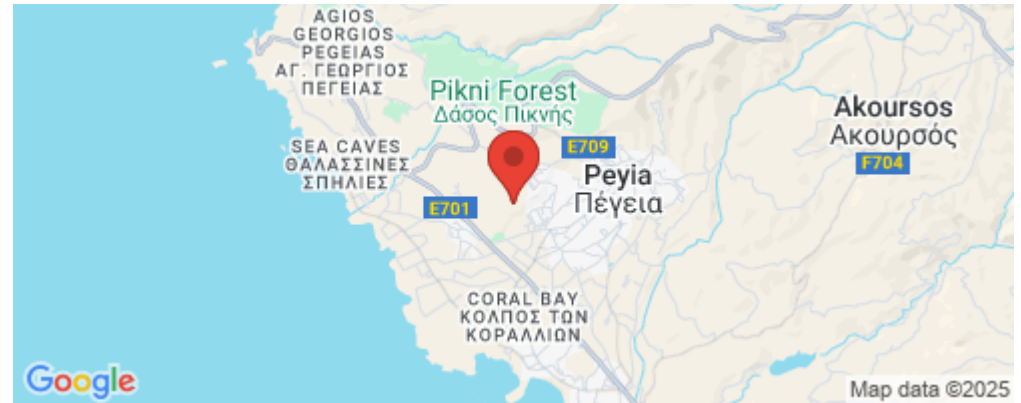


Set on the scenic hills of the prestigious Sea Caves area in Peyia, this exceptional villa blends modern elegance with Mediterranean charm. Designed for those who value privacy, comfort, and refined outdoor living, the residence occupies a generous plot with panoramic sea views, lush landscaping, and peaceful atmosphere.

The property features an expansive open-plan living and dining area, a high-quality kitchen with premium finishes and built-in cabinetry, and three spacious bedrooms including a luxurious master suite. Additionally, there is a dedicated office room, perfect for working from home or adapting to other lifestyle needs. High ceilings and large windows flood the interior...



### Plot / Area Info

Covered Area	<b>234</b>
Covered Veranda	<b>34</b>
Uncovered Veranda	<b>34</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

Plot area	<b>624</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>13422</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

## Amenities

## Location

- Parking

**Location:** Pegeia                      Region: **Paphos**  
**Coordinates:** **34.879611 / 32.362028**

**Price: €995 000 + VAT**

VAT for this property is **€99,755** or **€189,050**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 252.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€995 000 on Oct 9, 2025

















