


## 4 Bedroom House for Sale in Pegeia, Paphos District

Just a short stroll from the golden sands of Coral Bay, this exceptional villa combines sleek contemporary architecture with high-end engineering and design. Set on a generous private plot, the residence offers a rare balance of sophistication and comfort, complemented by panoramic sea views and an elevated outdoor lifestyle. 

Inside, four bedrooms, including a lower-level suite and three upper-level rooms, ensure space and privacy for family or guests. The expansive living area opens onto a shaded terrace, flowing into a pool deck framed by greenery. The Italian Elmar kitchen, premium ceramic and wooden flooring, and branded sanitary ware speak to the villa's refined aesthetic.

## Price: €1 800 000 + VAT

VAT for this property is **€225,692** or **€342,000**. 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>€5 538.00/m<sup>2</sup></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

€1 800 000 on Oct 9, 2025









