

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

### Four-Bedroom Ultra-Luxury Villa with Panoramic Sea Views

This four-bedroom ultra-luxury villa is a masterpiece of modern Mediterranean design, offering elegance, comfort, and panoramic sea views. With 440 m<sup>2</sup> of living space on a 3,000 m<sup>2</sup> private plot, the residence is designed to provide an exclusive lifestyle defined by sophistication and privacy.

The interiors feature expansive open-plan living areas, marble flooring, and premium finishes throughout. The spacious bedrooms include a luxurious master suite, while bathrooms are finished with high-quality marble tiles, designer vanity units, and top-class sanitary ware, creating a perfect blend of style and functionality.

## Price: €2 250 000 + VAT

VAT for this property is **€312,256** or **€427,500**. 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>None</b> <b>€5 488.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€2 250 000 on Oct 10, 2025

