

4 Bedroom House for Sale in Pegeia, Paphos District

Panoramic Sea View Villa in Peyia – Rare Investment Opportunity

This unique villa in Peyia offers breathtaking, unobstructed panoramic views of the Mediterranean and sits on a large private plot of 4,000m² surrounded by mature fruit trees. The property is located in a protected zone, where no new building licenses can be issued – making it a rare find and a strong long-term investment.

The villa spans 260m² across three levels and includes:

Lower Level: Covered parking for 2 cars, maid’s quarters with shower, and direct access to the private swimming pool.

Ground Level: Spacious open-plan living and dining area with fireplace, large patios overlooking the s...

Property Info		Plot / Area Info		Additional info	
Covered Area	260	Plot area Pool	4000 Private, Yes	Reference Number	60375
				Property type	House
				Condition	Pre-Owned
				Construction Year	2001-2010
				Bathrooms	4
Amenities		Location			
• Garden		Location: Pegeia Region: Paphos			

Price: €1 300 000 + VAT

VAT for this property is **€142,000** or **€247,000**. 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	Excluded	Title transfer fee	~€48 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€5 000.00/m²		

Representative: 1st Class Homes

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Price change history

€1 300 000 on Oct 15, 2025







