

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

This complex of villas is set in a prime spot on the hills of Sea Caves. The project will consist of 13 contemporary villas. The villas will have plenty of outdoor space, maximum privacy and beautiful views. Each villa will enjoy its private swimming pool, shading shutters, electric gate, electric car charger, security system, underfloor heating with heat pump, concealed VRV system for cooling, high ceilings/doors, laundry/storage room. The sea is just a few kilometres from the complex. The Project has EPC certificate with "A" Energy Efficiency Rating.

### Property Info

Covered Area **348**  
 Covered Veranda **138**

### Plot / Area Info

Plot area **624**

### Additional info

Reference Number **S201-9**  
 Property type **House**  
 Condition **Pre-Owned**

### Amenities

### Location

**Location:** Pegeia Region: **Paphos**  
 Coordinates: **34.8795948 / 32.3619723**

## Price: €845 000 + VAT

VAT for this property is **€109,559** or **€160,550**. 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>~€30 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 428.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€845 000 on Nov 9, 2025



