

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

High above the coastline, where the horizon opens toward the deep blue of Coral Bay, stands a residence shaped for those who seek quiet sophistication and a life connected to nature. This contemporary four-bedroom villa occupies a privileged position in Peyia, one of Paphos' most scenic hilltop communities, known for its panoramic sea views and gentle Mediterranean landscape.

The ground level is designed as an inviting open-flow space, where the kitchen, living and dining areas merge naturally, opening to the outdoors. A guest bedroom with an en-suite bathroom completes this level, offering comfort and privacy for visitors.

Upstairs, three generous en-suite bedrooms enjoy un...



### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>292</b>
Covered Veranda	<b>65</b>
Uncovered Veranda	<b>27</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

Plot area	<b>1454</b>
Pool	<b>Yes</b>

Reference Number	<b>15668</b>
Property type	<b>House</b>
Bathrooms	<b>4</b>

### Amenities

### Location

**Location:** Pegeia      Region: **Paphos**  
**Coordinates:** **34.876884 / 32.351926**

## Price: €1 650 000 + VAT

VAT for this property is **€194,836** or **€313,500**. 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	<b>~€62 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 651.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 650 000 on Dec 12, 2025









