

4 Bedroom House for Sale in Pegeia, Paphos District

This seafront villa is located in the prestigious Sea Caves area of Pegeia, Paphos, offering a rare opportunity to acquire a property on the first line to the sea. Set on an expansive plot with direct sea frontage, the property enjoys unobstructed Mediterranean views, a dramatic natural setting, and a high level of privacy. An existing villa is currently situated on the land, and the sale includes an approved permit for the construction of a new luxury villa, allowing for immediate development. The combination of an existing residence, generous land size, and development potential makes this property suitable for a private residence, a holiday home, or a long-term investment. The plot is ... ✖

Property Info

Plot / Area Info

Additional info

Covered Area

270

Plot area

4507

Reference Number

B701-1

Property type

House

Condition

Pre-Owned

Amenities

Location

Location: Pegeia

Region: **Paphos**

Coordinates: **34.87741 / 32.33668**

Price: €2 390 000 + VAT

VAT for this property is **€268,211** or **€454,100**. 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	~€92 200.00	Common expenses	None
		Price per SQM	€8 852.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€2 390 000 on Jan 28, 2026

