

## 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 | <b>Excluded</b> | Title transfer fee | <b>~€92 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 852.00/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>              |
| License number                           | <b>License 118/E</b>           | Legal name | <b>Cyprus Developers Alliance (CDA Group)</b> |
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## Price change history

€2 390 000 on Jan 28, 2026

