

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 ... X

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 Price per SQM	~€92 200.00 €8 852.00/m²	Common expenses	None
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Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€2 390 000 on Jan 28, 2026

