

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

Seafront villa set on an impressive 4,507 m<sup>2</sup> plot in the highly prestigious Sea Caves area of Pegeia, Paphos, offering direct sea frontage and uninterrupted panoramic views of the Mediterranean. The property includes an existing 270 m<sup>2</sup> villa with 4 bedrooms and 4 bathrooms, featuring a private swimming pool, landscaped garden, fireplace, and spacious balconies designed to enjoy the breathtaking sunsets. The sale also includes an approved permit for the construction of a new luxury villa, allowing immediate development and adding significant value and flexibility. Positioned in a low-density residential zone, the property ensures exceptional privacy within a dramatic natural cliffs...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>270</b>            |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>4507</b>         |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>242045</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>4</b>         |

### Amenities

- Parking

### Location

**Location:** Pegeia Region: **Paphos**

**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: MySpace**

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |  |

**Price change history**

€2 390 000 on Jan 31, 2026



