

4 Bedroom House for Sale in Pegeia, Paphos District

Seafront villa set on an impressive 4,507 m² 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 m² 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

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|-------------------|-----------------------|
| Covered Area | 270 |
| Energy Efficiency | A |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|-----------|---------------------|
| Plot area | 4507 |
| Pool | Yes |
| Parking | Covered, Yes |

Additional info

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|------------------|------------------|
| Reference Number | 242045 |
| Property type | House |
| Condition | Pre-Owned |
| Bathrooms | 4 |

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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€92 200.00 | Common expenses | None |
| | | Price per SQM | €8 852.00/m² | | |

Representative: MySpace

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|--|--------------|------------|---|
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Price change history

€2 390 000 on Jan 31, 2026



