

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

Ready 3-bedroom villa, located in a beautiful natural setting in the central area of Pegeia of Paphos district, offering panoramic seaviews from all levels and amazing sunset views.

The villa is located to allow maximum views while being able to maintain both spacious living areas and generous outdoor areas with a private pool.

The private pool, the balconies, and terraces, all increase the contact with nature while enjoying the calming views of the bay and the city.

There is a spacious living space on the ground floor incorporating a kitchen with a dining area and a modern living room with fireplace. The upper floor includes three bedrooms, two bathrooms, and large terraces...

#### Property Info

|                  |            |
|------------------|------------|
| Covered Area     | <b>135</b> |
| Heating          | <b>Yes</b> |
| Air Conditioning | <b>Yes</b> |

#### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>182</b>          |
| Pool      | <b>Private, Yes</b> |

#### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>46318</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2023</b>      |
| Bathrooms         | <b>2</b>         |

#### Amenities

- Garden

#### Location

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

## Price: €500 000 + VAT

VAT for this property is **€25,000** or **€95,000**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 704.00/m<sup>2</sup></b> |                 |             |

## Representative: 1st Class Homes

Registration number

**690**

Email

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License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**

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## Price change history

€480 000 on May 24, 2024

€500 000 on Jun 26, 2024







