

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

### 2-Bedroom Villas - Spacious Living with Exceptional Views

Designed for those who value space and refined living, these 2-bedroom villas offer expansive interiors and outdoor areas perfect for entertaining and relaxation. Each home boasts a thoughtfully arranged layout with flowing living areas, ensuite bedrooms, and large terraces that capture spectacular views of the sea and countryside.

Finishes include high-quality parquet, elegant marble, and custom kitchen cabinetry, all selected to complement the home's modern yet natural aesthetic. The private garden and optional swimming pool complete the lifestyle offering, making these villas a superb choice for families or thos...

| Property Info     |            | Plot / Area Info |                     | Additional info   |                           |
|-------------------|------------|------------------|---------------------|-------------------|---------------------------|
| Covered Area      | <b>133</b> |                  |                     | Reference Number  | <b>36607</b>              |
| Covered Veranda   | <b>16</b>  | Plot area        | <b>300</b>          | Property type     | <b>House</b>              |
| Uncovered Veranda | <b>43</b>  | Parking          | <b>Covered, Yes</b> | Condition         | <b>Under Construction</b> |
| Energy Efficiency | <b>A</b>   |                  |                     | Construction Year | <b>2026</b>               |
|                   |            |                  |                     | Bathrooms         | <b>1</b>                  |

| Amenities | Location   | Region        |
|-----------|--|---------------|
| • Parking | <b>Location:</b> Pegeia<br><b>Coordinates:</b> 34.88204255323762 / 32.38615447368435 | <b>Paphos</b> |

## Price: €480 000 + VAT

VAT for this property is **€24,000** or **€91,200**. 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>€3 609.00/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

€473 000 on Sep 22, 2023

€480 000 on Dec 3, 2025

