

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

Discover a luxurious three-bedroom villa in Peyia, Cyprus, part of a modern state-of-the-art residential development. Ideally positioned near the renowned blue flag beaches of Coral Bay and the unspoiled landscapes of the Akamas National Park, this home offers the perfect combination of natural beauty and contemporary living.



The villa features spacious interiors with elegant, high-quality finishes, large verandas, and open-plan living areas designed for comfort and style. A private swimming pool and generous outdoor terraces create the ideal setting for relaxation, family gatherings, or entertaining guests while enjoying panoramic views of the Mediterranean Sea.

Located jus...

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>291</b> |
| Covered Veranda        | <b>59</b>  |
| Uncovered Veranda      | <b>118</b> |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>664</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

#### Additional info

|                  |                 |
|------------------|-----------------|
| Reference Number | <b>1421</b>     |
| Property type    | <b>House</b>    |
| Bathrooms        | <b>2</b>        |
| View             | <b>Sea view</b> |

#### Amenities

- Parking

#### Location

**Location:** Pegeia  
 Coordinates: **34.880667904554 / 32.361195087433**

Region: **Paphos**

## Price: €816 000 + VAT

VAT for this property is **€96,153** or **€155,040**. 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>~€29 240.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 804.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€816 000 on Apr 8, 2025



