

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

Discover modern elegance with this three-bedroom villa in Peyia, Cyprus. Designed to the highest standards, it blends contemporary architecture with comfort, offering spacious interiors, open-plan living areas, and premium finishes throughout.

Large terraces and a private swimming pool create the perfect outdoor retreat, where you can relax and enjoy the villa's unobstructed panoramic views of the Mediterranean Sea. Each bedroom is thoughtfully designed to provide both privacy and comfort, making it an ideal choice for families or holiday living.

Located just minutes from the renowned blue flag beaches of Coral Bay and the natural beauty of Akamas National Park, the villa ...

| Property Info          |            | Plot / Area Info |                     | Additional info  |                 |
|------------------------|------------|------------------|---------------------|------------------|-----------------|
| Covered Area           | <b>215</b> |                  |                     | Reference Number | <b>1530</b>     |
| Covered Veranda        | <b>42</b>  | Plot area        | <b>534</b>          | Property type    | <b>House</b>    |
| Uncovered Veranda      | <b>43</b>  | Pool             | <b>Yes</b>          | Bathrooms        | <b>2</b>        |
| Total Number of Floors | <b>2</b>   | Parking          | <b>Covered, Yes</b> | View             | <b>Sea view</b> |
| Energy Efficiency      | <b>A</b>   |                  |                     |                  |                 |

| Amenities | Location   | Region:       |
|-----------|--|---------------|
| • Parking | <b>Location:</b> Pegeia<br>Coordinates: <b>34.880738315288 / 32.360841191138</b> | <b>Paphos</b> |

## Price: €706 000 + VAT

VAT for this property is **€65,182** or **€134,140**. 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<br>Price per SQM | <b>~€24 840.00</b><br><b>€3 284.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€706 000 on Apr 8, 2025



3 BEDROOM VILLA



MASTER PLAN

