

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

Our project is designed to cater to diverse lifestyles and leisure, featuring 30 villas ranging from cozy 2-bedroom spaces to expansive 6-bedroom residences with lifts, each a testament to the project's versatility and appeal.



Villas are nestled in the lush peninsula of Pegeia, a breath away from the crystalline Coral Bay beach, promising a life where every day is an indulgence in more joy, comfort, and beauty. It stands as a beacon of extraordinary living, mere steps from the sea's embrace.

- 40m Riverlike pool
  - 11 private pools
  - Club house with BBQ area, sport activities
  - Kids pool with playground area
- &#82...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>170</b>                     |
| Covered Veranda        | <b>36</b>                      |
| Uncovered Veranda      | <b>78</b>                      |
| Total Number of Floors | <b>2</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>180</b>            |
| Pool      | <b>Common, Yes</b>    |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>1557</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>3</b>                  |

- Parking

**Location**

**Location:** Pegeia

Region: **Paphos**

Coordinates: **34.851433438805 / 32.374273538589**

## Price: €890 000 + VAT

VAT for this property is **€59,159** or **€169,100**. 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.

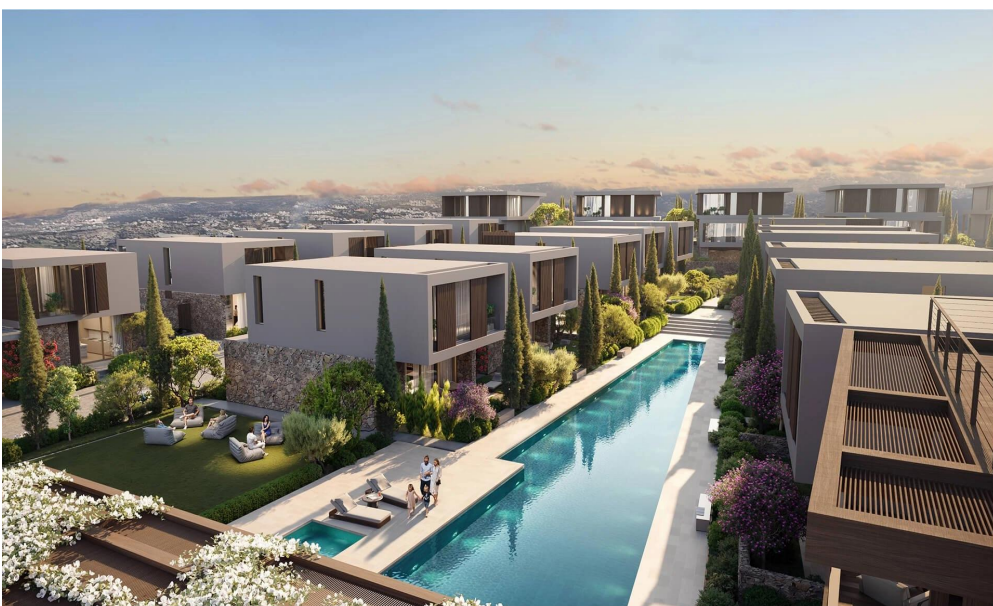
|     |                 |                    |                     |                 |             |
|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 235.00/m²</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

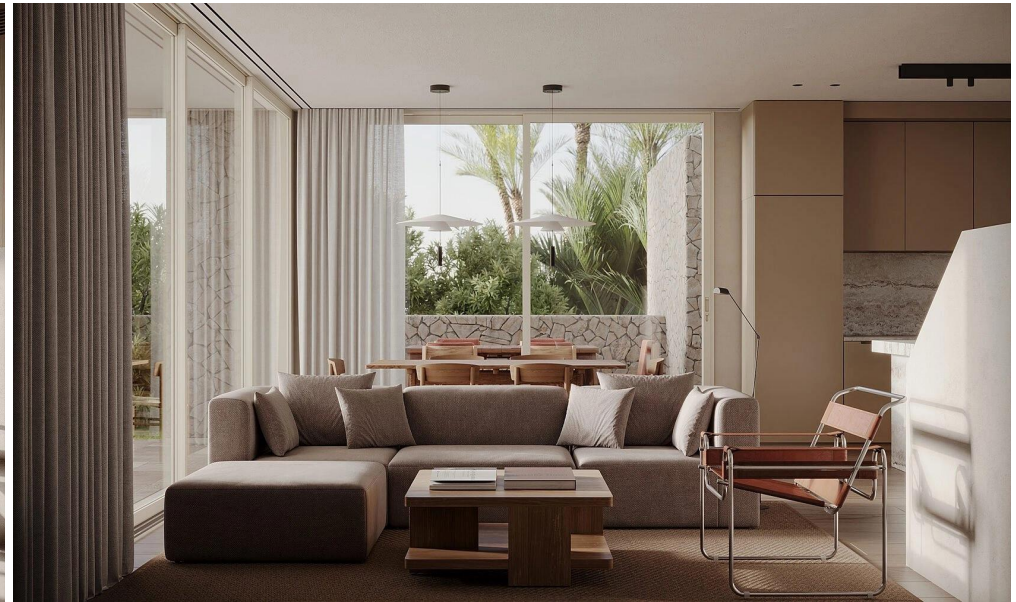
€890 000 on Apr 8, 2025











## MASTER PLAN

- 40m Riverlike pool
- 11 private pools
- Club house with BBQ area, sport activities
- Kids pool with playground area
- 3 min to Coral Bay Beach
- Gated area 24/7 CCTV
- Lifts in master-villas

