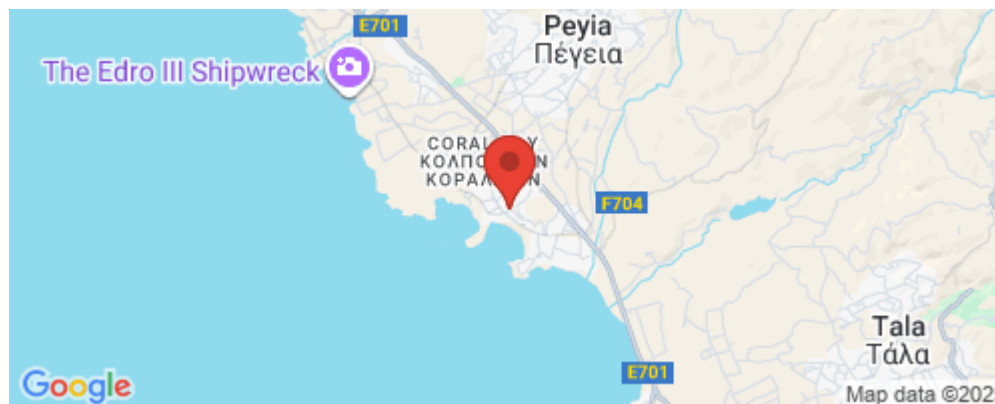


## 3 Bedroom House for Sale in Pegeia, Paphos District

Villa 36 presenting an exquisite villa in the highly esteemed area. This splendid residence boasts three bedrooms and one bathroom, spread across two separate floors. On the ground floor, you will find two bedrooms, a bathroom, a generously-sized dining room, and a separate kitchen. The lower ground floor accommodates the remaining three bedrooms, which offer direct access to the private garden. With a plot size of 819 sqm and a covered area spanning 250 sqm, this property provides ample space for your comfort.



Villas set in one of the most desirable seafront locations in Coral Bay, these properties offer awe-inspiring views of the Mediterranean, which is literally on your doorstep...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>250</b>            |
| Total Number of Floors | <b>2</b>              |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |                    |
|-----------|--------------------|
| Plot area | <b>819</b>         |
| Pool      | <b>Common, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>2048</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

### Location

**Location:** Pegeia

Region: **Paphos**

Coordinates: **34.857244187169 / 32.368007903037**

## Price: €693 000 + VAT

VAT for this property is **€73,458** or **€131,670**. 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>~€24 320.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 772.00/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> |              |            |  |

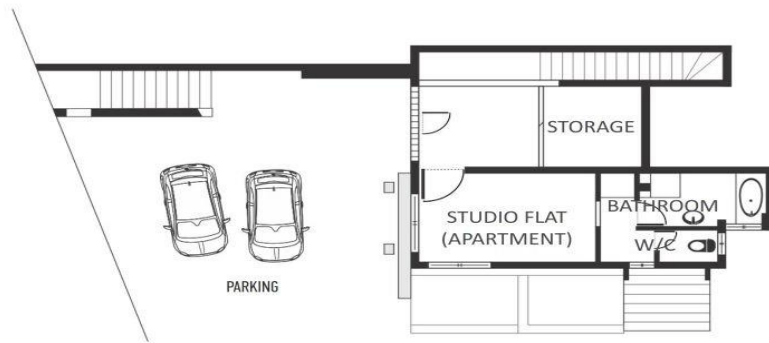
## Price change history

€693 000 on Apr 8, 2025









LOWER GROUND FLOOR PLAN

