

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

Set in a peaceful location just minutes from the sandy beaches, this project offers 2 and 3-bedroom villas combining comfort and convenience. 

These spacious villas are surrounded by greenery and are ideally situated between the Sea Caves and Peyia village, providing easy access to local amenities.

### Key Features:

- Prime Location: Close to the coast, Sea Caves, and Peyia village.
- Private & Spacious: Large plots with private gardens and parking.
- Optional Private Pool: Enhance your lifestyle with the option of a private pool.
- Modern Features: Granite kitchen worktops, provisions for air conditioning, solar panels, and double-glaz...

| Property Info                  | Plot / Area Info                 | Additional info                 |
|--------------------------------|----------------------------------|---------------------------------|
| Covered Area<br><b>140</b>     | Plot area<br><b>400</b>          | Reference Number<br><b>4068</b> |
| Covered Veranda<br><b>18</b>   | Parking<br><b>Uncovered, Yes</b> | Property type<br><b>House</b>   |
| Uncovered Veranda<br><b>10</b> |                                  | Bathrooms<br><b>2</b>           |
|                                |                                  | View<br><b>Mountains view</b>   |

| Amenities | Location   | Region        |
|-----------|--|---------------|
| • Parking | <b>Location:</b> Pegeia<br>Coordinates: <b>34.875571767421 / 32.356849908829</b> | <b>Paphos</b> |

## Price: €475 000 + VAT

VAT for this property is **€23,750** or **€90,250**. 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>~€15 600.00</b><br><b>€3 393.00/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

€432 000 on Apr 22, 2025

€475 000 on May 21, 2025

