

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

The villa is located in the prestigious Coral Bay area with a unique microclimate. The only place in Cyprus where banana palms grow. In a gated, landscaped complex 100 meters from the sea on the first line. Completely completed construction and improvement of the entire territory. Peace, safety and functioning of all life support systems, thanks to the developed infrastructure.

Restaurants, bars, shops, children's attractions are within walking distance. The famous Coral Bay beach is a 10-minute walk away. The hotel beach is a minute's walk away.

A second light that expands the boundaries of the interior space. A balcony with a stunning view of the sea.

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<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>221</b>			Reference Number	<b>237202</b>
Covered Veranda	<b>31</b>			Property type	<b>House</b>
Uncovered Veranda	<b>21</b>	Plot area	<b>685</b>	Condition	<b>Pre-Owned</b>
Energy Efficiency	<b>A</b>	Pool	<b>Yes</b>	Construction Year	<b>2001-2010</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>3</b>

<b>Amenities</b>	<b>Location</b>
<b>Location:</b> Pegeia Region: <b>Paphos</b>	

## Price: €950 000 + VAT

VAT for this property is **€90,229** or **€180,500**. 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 Price per SQM	<b>~€34 600.00</b> <b>€4 299.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€950 000 on May 27, 2025





