

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

Set on the scenic hilltop of Peyia in Paphos, this two-story luxury villa offers panoramic views of the Mediterranean Sea and rolling hills, just minutes from the renowned Coral Bay and the untouched beauty of the Akamas Peninsula.



Thoughtfully designed to blend modern architecture with its natural surroundings, this villa delivers a seamless indoor-outdoor living experience. From cozy local taverns and beachside cafés to top-rated beaches like Lara Bay, everything is within easy reach—yet you'll feel a world apart in your private sanctuary.

Key features include:

- Two spacious levels of refined living
- Private swimming pool with sea and hillside...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>266</b>                     |
| Covered Veranda        | <b>91</b>                      |
| Uncovered Veranda      | <b>72</b>                      |
| Total Number of Floors | <b>2</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>1088</b>           |
| Pool      | <b>Yes</b>            |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>7298</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |
| View             | <b>Mountains view</b>     |

### Amenities

### Location



- Parking

**Location:** Pegeia

Region: **Paphos**

Coordinates: **34.872816729252 / 32.386622358305**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €750 000 + VAT

VAT for this property is **€83,289** or **€142,500**. 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 | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 820.00/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

€750 000 on Jul 1, 2025





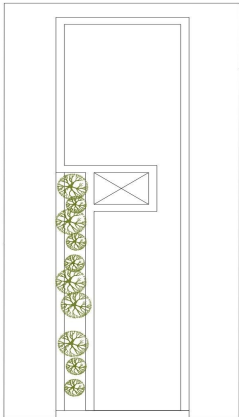




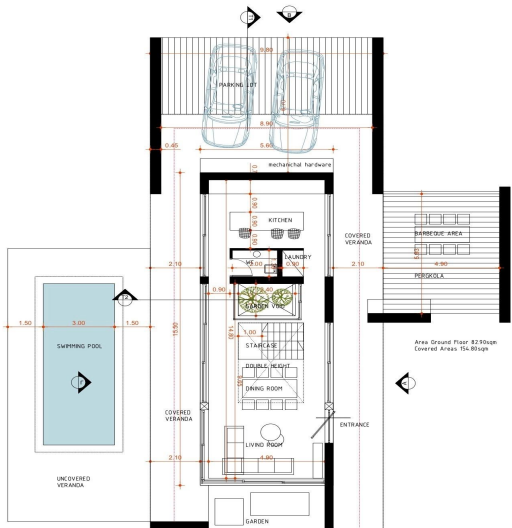




TYPE 2 | TWO STOREY  
ΚΑΤΩΗ ΟΡΟΦΟΥ



TYPE 2 | TWO STOREY  
ΚΑΤΩΗ ΔΟΜΑΤΟΣ



TYPE 2 | TWO STOREY  
ΚΑΤΩΗ ΚΟΤΕΙΟΥ