

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

Located in Pegeia, on the western coast of Paphos, this detached three-bedroom villa sits on a spacious 749 m<sup>2</sup> plot. Spread over two floors, the property offers a total covered area of 220 m<sup>2</sup>. The villa includes three bathrooms and features a private swimming pool, designed to complement the surrounding landscape. It is part of a larger coastal community situated near the Akamas National Park, offering a balance between natural surroundings and modern infrastructure. Positioned close to a 2-kilometer stretch of beachfront, the location combines residential privacy with proximity to sea views and open green spaces. The design and layout of the villa allow for a practical living en...



### Property Info

Covered Area	<b>220</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area	<b>749</b>
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### Additional info

Reference Number	<b>B109-2</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Pegeia                      Region: **Paphos**  
**Coordinates:** **34.89357 / 32.32475**

**Price: €1 900 000 + VAT**

VAT for this property is **€179,636** or **€361,000**. 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>~€72 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 636.00/m<sup>2</sup></b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

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**Price change history**

€1 900 000 on Aug 26, 2025

