

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

Situated in the charming area of Peyia, Paphos, this beautiful three-floor villa (basement, main floor, and first floor) offers the ultimate blend of comfort, space, and Cyprus lifestyle. Built in 2009, it boasts 4 bedrooms, 3 bathrooms + guest WC, and a thoughtfully designed layout with:

Spacious main living room and kitchen with dining area on the ground floor  
 Lower-level lounge, laundry room, boiler room, and garage  
 Balcony and veranda for relaxing with sea views

Step outside to a private swimming pool with outdoor shower, landscaped garden, and a stone-built BBQ area — perfect for entertaining family and friends.

Located close to Coral Bay beaches, s...

### Property Info

Covered Area **450**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **380**  
 Pool **Yes**

### Additional info

Reference Number **239222**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2001-2010**  
 Bathrooms **3**

### Amenities

### Location

**Location:** Pegeia Region: **Paphos**

## Price: €1 200 000 + VAT

VAT for this property is **€172,000** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 667.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 000 000 on Sep 2, 2025  
 €1 500 000 on Oct 22, 2025  
 €1 200 000 on Jan 7, 2026



