

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

Beautiful 3-Bedroom Villa with Private Pool, Large Balcony & Garden

### Property Details:

- 3 Bedrooms | 3 Bathrooms
- Spacious & Cozy Layout - Ideal for Living or Holidays
- Private Swimming Pool
- Beautiful Garden Surrounding the Villa - Perfect for Relaxation
- Huge Balcony (Can Be Enclosed for Extra Space)
- 28 m<sup>2</sup> Open Verandas - Ideal for Outdoor Dining
- 14 m<sup>2</sup> Closed Verandas - Extra Indoor Space

### Size:

- 125 m<sup>2</sup> Covered Living Area

### Location:

Just a 5 Minutes drive to the beach and close to shops, restaurants, and all local amenities - offering the perfect...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area **130**  
Energy Efficiency **A**

Plot area **300**  
Pool **Yes**  
Parking **Uncovered, Yes**

Reference Number **239765**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **2001-2010**  
Bathrooms **3**

**Amenities**

- Parking

**Location**

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

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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>~€13 400.00</b><br><b>€3 231.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## 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

€420 000 on Oct 7, 2025





