

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

Appropriately named Swallow's Nest, this hidden gem boasts spectacular views and yet the villa is situated with easy access to the popular area of Pegeia and a few minutes drive to the beautiful blue flag beach of Coral bay. A number of amenities are also only a short distance away with shops, restaurants, cafes and the like. Pegeia has a vibrant local community with continuous planned events. The property itself has been designed with floor to ceiling windows giving a breath of fresh air and airiness as you walk in to the main hall. There are three bedrooms en suite with an outdoor guest studio and bathroom overlooking the ravine. Underfloor heating and split a/c units service ...

### Property Info

Covered Area	<b>270</b>
Covered Veranda	<b>15</b>
Uncovered Veranda	<b>47</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>530</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>4667</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Pegeia  
 Coordinates: **34.88292 / 32.384735**

Region: **Paphos**

## Price: €850 000 + VAT

VAT for this property is **€95,389** or **€161,500**. 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>€3 148.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€850 000 on Oct 8, 2025











