

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

This exceptional villa is nestled in the prestigious Coral Bay area, renowned for its unique microclimate. Situated in a secure landscaped complex  merely 100 meters from the sea, this property offers a truly privileged location. Within walking distance, you'll find a variety of amenities, including restaurants, bars, stores, and children's attractions. The villa itself boasts an airy and spacious interior, enhanced by a large balcony offering breathtaking sea views. The landscaped gardens are adorned with unique plants and citrus trees, as well as a 100-year-old olive tree. With a living area of 190 sq.m., and the plot measuring 685 sq.m., this property offer...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>221</b>			Reference Number	<b>6052</b>
Covered Veranda	<b>31</b>	Plot area	<b>685</b>	Property type	<b>House</b>
Uncovered Veranda	<b>21</b>	Pool	<b>Yes</b>	Condition	<b>Pre-Owned</b>
Furnishing	<b>Furnished</b>	Parking	<b>Uncovered, Yes</b>	Construction Year	<b>2001-2010</b>
Heating	<b>Autonomous Heating, Yes</b>			Bathrooms	<b>3</b>
Air Conditioning	<b>All rooms, Yes</b>				
<b>Amenities</b>		<b>Location</b>			
• Parking		<b>Location:</b> Pegeia	<b>Region:</b> Paphos		
Coordinates: <b>34.849712 / 32.378268</b>					

## Price: €830 000 + VAT

VAT for this property is **€78,831** or **€157,700**. 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 Price per SQM	<b>~€29 800.00</b> <b>€3 756.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€890 000 on Oct 8, 2025

€830 000 on Nov 12, 2025













