


## 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...

### Property Info

Covered Area	<b>221</b>
Covered Veranda	<b>31</b>
Uncovered Veranda	<b>21</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>685</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>6052</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Pegeia  
Coordinates: **34.849712 / 32.378268**

Region: **Paphos**

**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	<b>~€29 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 756.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

**Price change history**

€890 000 on Oct 8, 2025  
€830 000 on Nov 12, 2025





