


3 Bedroom House for Sale in Pegeia, Paphos District

Located in the prestigious Coral Bay area, known for its exceptional microclimate, this elegant villa offers refined coastal living just 100 meters from the sea. 

Set within a secure, beautifully landscaped complex, the property enjoys privacy and tranquility while being within walking distance to restaurants, bars, shops, and family attractions.

The standout feature of the villa — a true rarity in Cyprus — is the double-height living space (second light). This architectural element fills the home with natural light, creating a striking sense of volume, openness, and effortless elegance.

Bright, spacious interiors flow seamlessly onto a large balcony with breathtaking...

Property Info

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

Plot / Area Info

Plot area	685
Pool	Yes
Parking	Uncovered, Yes

Additional info

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

Amenities

- Parking

Location

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

Region: **Paphos**

Price: €795 000 + VAT

VAT for this property is **€75,507** or **€151,050**. 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	Excluded	Title transfer fee	~€28 400.00	Common expenses	None
		Price per SQM	€3 597.00/m²		

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
 €795 000 on Mar 27, 2026

