


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

Indulge in Mediterranean resort living with this must-see villa, just a 3-minute stroll from the sandy beach and one of the most luxurious seaside resorts in Cyprus with all its 5\* amenities. 

This exquisite 3+ bedroom retreat provides a serene escape from the bustling city life while still being just a short drive away from Pafos. The spacious and sunlit living area, paired with a separate kitchen, seamlessly extends to a delightful, breezy veranda with BBQ space and a stylish pool area. The ground floor also hosts a sizable bedroom with direct access to the pool and the garden.

An elevator access to the first floor takes you to another two bedrooms: one master bedroom with a ...

### Property Info

Covered Area	<b>260</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>60</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>650</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7576</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2021</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Pegeia      Region: **Paphos**  
**Coordinates:** **34.899567 / 32.325562**

## Price: €1 900 000 + VAT

VAT for this property is **€207,538** or **€361,000**. 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>~€72 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 308.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 900 000 on Oct 8, 2025

