


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

This exclusive development features three stunning modern villas, each exuding a quiet elegance that harmonizes with the peaceful surroundings.  Set in the tranquil Sea Caves area near Pafos, they combine the serenity of nature with stunning sea views and world-class architecture. Being within a short drive to the city and Coral Bay, these villas provide a perfect balance between tranquility and accessibility. Nestled seamlessly into the landscape, the homes boast natural stone cladding and planted roofs, mirroring the colors and textures of the picturesque environment. The heart of each villa is an open space concept, blending kitchen, dining, and living areas, all enveloped in floo...

### Property Info

Covered Area	<b>222</b>
Covered Veranda	<b>30</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1500</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>8775</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Pegeia      Region: **Paphos**  
Coordinates: **34.881278 / 32.346111**

## Price: €1 360 000 + VAT

VAT for this property is **€129,751** or **€258,400**. 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>~€51 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 126.00/m²</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

€1 650 000 on Oct 8, 2025  
 €1 300 000 on Nov 18, 2025  
 €1 340 000 on Nov 20, 2025  
 €1 360 000 on Jan 30, 2026













