

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

Set in the sought-after Coral Bay, this new collection of contemporary villas offers a perfect balance of comfort, style, and functionality. Designed with clean architectural lines and high-quality materials, each home provides panoramic views of the Mediterranean Sea and easy access to the best of coastal living. ✖

The development includes a variety of three-bedroom villas, single-level homes, and semi-detached units, all built with meticulous attention to detail. Each villa features built-in wardrobes, European sanitary ware, and premium fittings, ensuring a high level of comfort. Large windows and open spaces maximize natural light and frame uninterrupted views of the Mediterranean...

#### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>162</b>                     |
| Covered Veranda  | <b>35</b>                      |
| Furnishing       | <b>Unfurnished</b>             |
| Heating          | <b>Autonomous Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

#### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>311</b>          |
| Parking   | <b>Covered, Yes</b> |

#### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>11926</b> |
| Property type    | <b>House</b> |
| Bathrooms        | <b>3</b>     |

#### Amenities

- Parking

#### Location

**Location:** Pegeia  
**Coordinates:** **34.885309 / 32.374937**

Region: **Paphos**

## Price: €676 000 + VAT

VAT for this property is **€40,810** or **€128,440**. 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>~€23 640.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 173.00/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>              |
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## Price change history

€795 000 on Oct 8, 2025  
 €650 000 on Jan 21, 2026  
 €676 000 on Mar 4, 2026





