

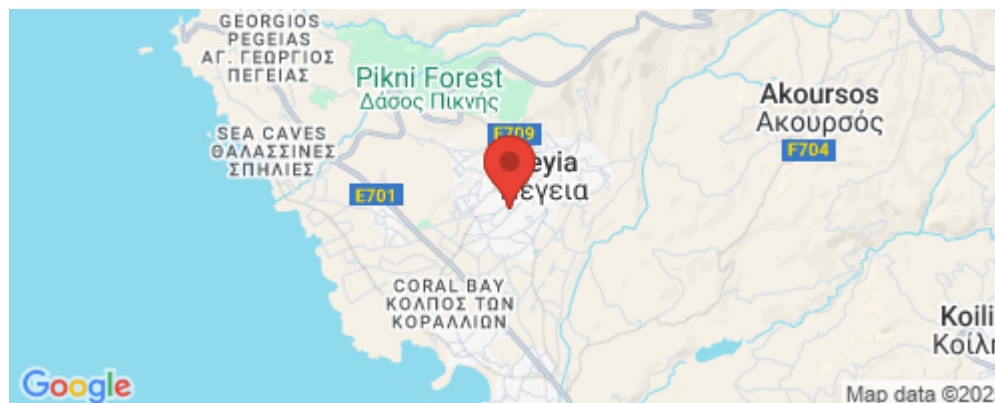
## 3 Bedroom House for Sale in Pegeia, Paphos District

Located in the peaceful and picturesque area of Peyia, this elegant 3-bedroom villa forms part of an exclusive development of only five homes, offering the perfect blend of privacy, community, and Mediterranean charm.

The ground floor welcomes you with a generous open-plan living and dining area, ideal for both everyday comfort and entertaining guests. A separate kitchen includes a cozy breakfast nook, while a guest WC adds convenience.

Wide sliding doors open onto a semi-covered veranda, which extends to a private swimming pool and beautifully landscaped garden — the perfect place to relax and enjoy the open air, whatever the season.

Upstairs, the villa features three...



### Property Info

Covered Area	<b>181</b>
Covered Veranda	<b>16</b>
Uncovered Veranda	<b>14</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>368</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>12693</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Pegeia      Region: **Paphos**  
**Coordinates:** **34.877306 / 32.373917**

## Price: €457 000 + VAT

VAT for this property is **€33,808** or **€86,830**. 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>~€14 880.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 525.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€457 000 on Oct 8, 2025

















