

# 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. X

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		Plot / Area Info		Additional info	
Covered Area	<b>181</b>			Reference Number	<b>12693</b>
Covered Veranda	<b>16</b>			Property type	<b>House</b>
Uncovered Veranda	<b>14</b>	Plot area	<b>368</b>	Condition	<b>Pre-Owned</b>
Furnishing	<b>Furnished</b>	Pool	<b>Yes</b>	Construction Year	<b>2001-2010</b>
Heating	<b>Autonomous Heating, Yes</b>			Bathrooms	<b>2</b>
Air Conditioning	<b>All rooms, Yes</b>				

Amenities	Location	
	<b>Location:</b> Pegeia <b>Coordinates:</b> 34.877306 / 32.373917	Region: <b>Paphos</b>

## 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 Price per SQM	<b>~€14 880.00</b> <b>€2 525.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€457 000 on Oct 8, 2025











