

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

Nestled in the peaceful hills of Peyia, this boutique residential development features just three private villas, offering a perfect blend of contemporary comfort, privacy, and panoramic natural views. The project includes two elegant three-bedroom homes and one refined two-bedroom villa, each designed to meet high standards of quality and modern living.

The two three-bedroom villas are spread across two levels, with two ensuite bedrooms upstairs and a third bedroom on the ground floor — ideal for guests or extended family. The two-bedroom villa offers a more compact layout with both bedrooms located on the upper level, allowing for spacious living and dining areas below.

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### Property Info

Covered Area	<b>150</b>
Uncovered Veranda	<b>20</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>356</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>13789</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Pegeia      Region: **Paphos**  
**Coordinates:** **34.874026 / 32.381595**

## Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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>~€15 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 133.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€470 000 on Oct 9, 2025









