

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

A singular opportunity to own a villa of rare refinement in the prestigious Cap St. Georges enclave. Conceived and styled by the owner behind an Elle Décoration-featured residence,

#### Key Features

- Panoramic sea views from the top-floor veranda, complemented by partial sea views and exotic landscaping on the ground level
- A dramatic 11-meter saltwater lap pool — the ultimate backdrop for serene swims, glamorous gatherings, or Instagram-worthy moments
- Two expansive covered verandas (ground and first floor) ideal for al fresco dining, entertaining, and shaded relaxation year-round
- Master suite sanctuary with freestanding bathtub in the bedroom,...

#### Property Info

Covered Area **224204**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **487**

#### Additional info

Reference Number **240546**  
 Property type **House**  
 Condition **Brand New**  
 Construction Year **2025**  
 Bathrooms **4**

#### Amenities

#### Location

**Location:** Pegeia Region: **Paphos**

## Price: €1 575 000 + VAT

VAT for this property is **€299,102** or **€299,250**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 750 000 on Nov 8, 2025  
 €1 575 000 on Mar 29, 2026



