

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

A singular opportunity to own a villa of rare refinement in Cyprus's most exclusive coastal enclave. Created by the owner behind an Elle Décoration – featured residence, this three-bedroom home is a curated masterpiece of resort elegance and glamorous design. Set on a generous private plot, the villa offers sea views from its top-floor veranda, lush Mediterranean landscaping, and a sleek saltwater lap pool – perfect for serene swims or stylish gatherings. Indoors, the aesthetic blends Parisian chic with Old Hollywood allure: a deep blue designer kitchen with premium appliances, marble bathrooms with granite accents, and a master suite sanctuary with a freestanding bathtub, do...

### Property Info

Covered Area	<b>224</b>
Covered Veranda	<b>24</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>487</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>15555</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>

### Amenities

Location	
<b>Location:</b> Pegeia	Region: <b>Paphos</b>
Coordinates: <b>34.902832 / 32.330987</b>	

## Price: €1 575 000 + VAT

VAT for this property is **€151,594** 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 Price per SQM	<b>None</b> <b>€7 031.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€1 750 000 on Dec 3, 2025

€1 575 000 on Dec 30, 2025













