

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

3 Bedroom Villa – Contemporary Coastal Elegance with Panoramic Sea Views

### Intro

This 3-bedroom villa offers a refined coastal lifestyle, combining contemporary design with expansive indoor-outdoor living. Positioned in the heart of Peyia’s most exclusive coastal area, the villa enjoys direct views of the Mediterranean Sea and the dramatic natural landscapes surrounding Coral Bay and Akamas.

### Design & Architecture

With its sleek architectural form, extensive glass surfaces, and balanced geometric shapes, the villa is designed to maximise light, openness, and scenic outlooks. Its façade blends modern sophistication with natural textures, creating a timeless ...

### Property Info

Covered Area	<b>343</b>
Uncovered Veranda	<b>41</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>940</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>241104</b>
Property type	<b>House</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

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

## Price: €895 000 + VAT

VAT for this property is **€115,254** or **€170,050**. 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>~€32 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 609.00/m²</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

€895 000 on Dec 10, 2025



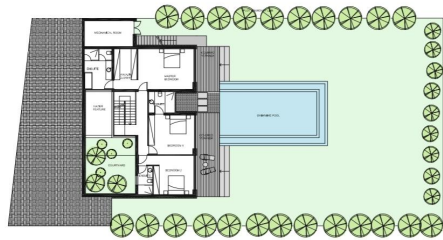
MASTER PLAN



Rev. Date (Architectural Department): DEC 2017

VILLA TYPES	
	TYPE 1A
	TYPE 1B
	TYPE 2A
	TYPE 2A*
	TYPE 2B
	TYPE 3
	TYPE 3A
	TYPE 3B
	TYPE 3C
	TYPE 3D
	TYPE 3E
	TYPE 4A
	TYPE 4B
	TYPE 5A
	TYPE 5B
	TYPE 6A
	TYPE 6B
	TYPE 7A
	TYPE 7B
	TYPE 7C

## VILLA TYPE 5A 3 BEDROOMS



GROUND FLOOR PLAN

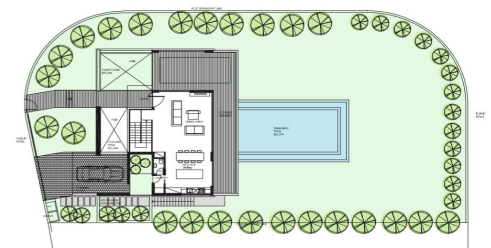


FIRST FLOOR PLAN

## VILLA TYPE 5B 3 BEDROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

The information presented herein is to be used for reference purposes only and is non-contractually binding. The Vendor reserves the right for any changes at the Vendor's sole discretion.