

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

Villa for sale on the first coastline in the Sea Caves area, Paphos, on a plot of 1,286 m2. The villa has an area of about 350 m2 and includes three bedrooms and a basement. On the ground floor there is a separate living room with a fireplace and panoramic sea views, a separate kitchen with access to the veranda, a guest bathroom with shower and a guest bedroom. On the second floor there are two bedrooms, one of which is a master bedroom with a fireplace. There is a studio on the underground level with private access to the side of the courtyard. The villa has not been used for more than five years, requires major repairs, which makes it possible to redevelop and choose finishing material...

#### Property Info

Covered Area **350**  
 Furnishing **Unfurnished**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **208342**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

#### Amenities

#### Location

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

## Price: €3 300 000 + VAT

VAT for this property is **€429,000** or **€627,000**. 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>~€128 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 429.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€3 000 000 on Mar 13, 2026

€3 300 000 on Mar 19, 2026



