

## 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>243628</b>
Property type	<b>House</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

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

**Price: €1 100 000 + VAT**

VAT for this property is **€141,653** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 207.00/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>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
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**Price change history**

€1 100 000 on Apr 3, 2026



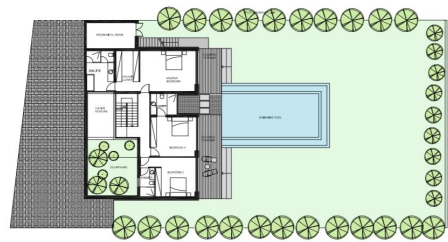
MASTER PLAN



VILLA TYPES	
[Color swatch]	TYPE 1A
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[Color swatch]	TYPE 2A
[Color swatch]	TYPE 2A*
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[Color swatch]	TYPE 7C

Rev. Date (Architectural Department): DEC 2017

VILLA TYPE 5A  
3 BEDROOMS

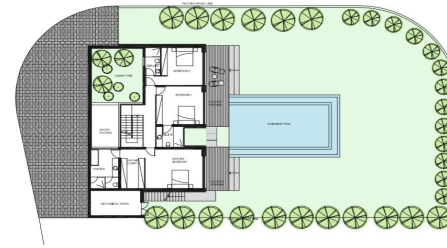


GROUND FLOOR PLAN

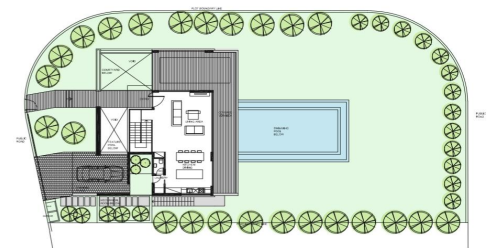


FIRST FLOOR PLAN

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.