

## 2 Bedroom Apartment for Sale in Tombs Of the Kings, Paphos District

### Seaside Elegance – 2-Bedroom Apartment

The two-bedroom apartment offers the perfect blend of space and intimacy, ideal for small families or those who love to host. Mornings begin with breakfast at the dining table while sunlight dances across the open-plan kitchen and living area.

Step outside to a wide veranda where sea breezes flow gently, inviting you to spend afternoons reading, dining al fresco, or simply listening to the rhythm of the waves. The master suite provides a private retreat with en-suite comfort, while the second bedroom is versatile — perfect for children, guests, or a tranquil home office.

Every detail is designed to enhance daily life, from elega...



### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>106</b> |
| Covered Veranda   | <b>17</b>  |
| Uncovered Veranda | <b>5</b>   |
| Floor Number      | <b>4</b>   |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>2668</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2027</b>               |
| Bathrooms         | <b>2</b>                  |
| View              | <b>Sea view</b>           |

### Amenities

- Parking

### Location

**Location:** Tombs Of the Kings

Coordinates: **34.7760799613458 / 32.410235711265344**

Region: **Paphos**

## Price: €668 000 + VAT

VAT for this property is **€33,400** or **€126,920**. 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>€6 302.00/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

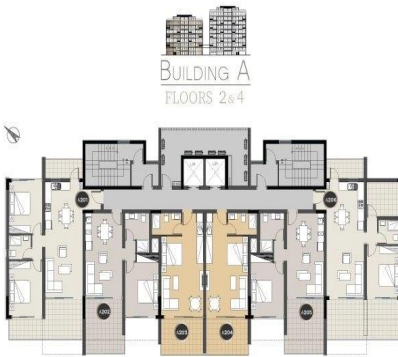
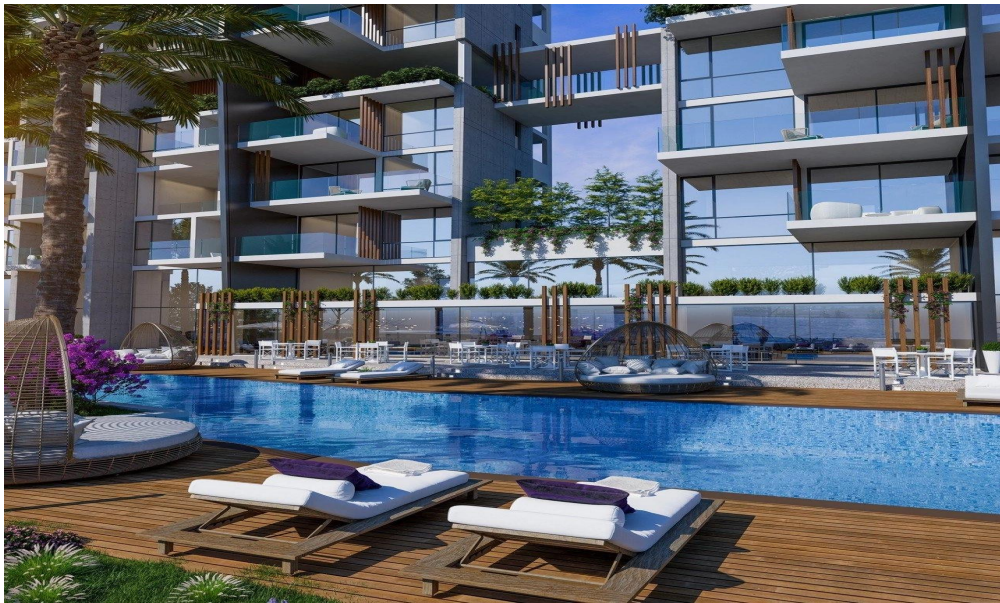
€430 000 on Dec 14, 2023

€668 000 on Sep 5, 2025

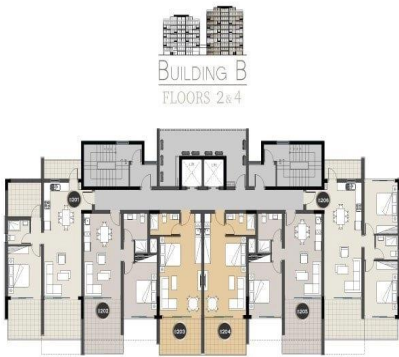








| APARTMENT NO. | BEDROOMS | COVERED<br>INDOOR AREA | COVERED<br>VERANDA AREA | UNCOVERED<br>VERANDA AREA | COMMON AREA      | PARKING SPACES | TOTAL<br>COVERED AREA |
|---------------|----------|------------------------|-------------------------|---------------------------|------------------|----------------|-----------------------|
| A201, A401    | 2        | 75m <sup>2</sup>       | 17m <sup>2</sup>        | 5m <sup>2</sup>           | 14m <sup>2</sup> | 1              | 109m <sup>2</sup>     |
| A202, A402    | 1        | 60m <sup>2</sup>       | 17m <sup>2</sup>        | 4m <sup>2</sup>           | 10m <sup>2</sup> | 1              | 91m <sup>2</sup>      |
| A203, A403    | STUDIO   | 35m <sup>2</sup>       | 11.5m <sup>2</sup>      | -                         | 7m <sup>2</sup>  | 1              | 53.5m <sup>2</sup>    |
| A204, A404    | STUDIO   | 35m <sup>2</sup>       | 11.5m <sup>2</sup>      | -                         | 7m <sup>2</sup>  | 1              | 53.5m <sup>2</sup>    |
| A205, A405    | 1        | 60m <sup>2</sup>       | 17m <sup>2</sup>        | 4m <sup>2</sup>           | 10m <sup>2</sup> | 1              | 91m <sup>2</sup>      |
| A206, A406    | 2        | 75m <sup>2</sup>       | 17m <sup>2</sup>        | 5m <sup>2</sup>           | 14m <sup>2</sup> | 1              | 109m <sup>2</sup>     |



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|---------------|----------|------------------------|-------------------------|---------------------------|------------------|----------------|-----------------------|
| B201, B401    | 1+       | 60m <sup>2</sup>       | 17m <sup>2</sup>        | 4m <sup>2</sup>           | 10m <sup>2</sup> | 1              | 91m <sup>2</sup>      |
| B202, B402    | 1        | 60m <sup>2</sup>       | 17m <sup>2</sup>        | 4m <sup>2</sup>           | 10m <sup>2</sup> | 1              | 91m <sup>2</sup>      |
| B203, B403    | STUDIO   | 35m <sup>2</sup>       | 11.5m <sup>2</sup>      | -                         | 7m <sup>2</sup>  | 1              | 53.5m <sup>2</sup>    |
| B204, B404    | STUDIO   | 35m <sup>2</sup>       | 11.5m <sup>2</sup>      | -                         | 7m <sup>2</sup>  | 1              | 53.5m <sup>2</sup>    |
| B205, B405    | 1        | 60m <sup>2</sup>       | 17m <sup>2</sup>        | 4m <sup>2</sup>           | 10m <sup>2</sup> | 1              | 91m <sup>2</sup>      |
| B206, B406    | 2        | 75m <sup>2</sup>       | 17m <sup>2</sup>        | 4m <sup>2</sup>           | 14m <sup>2</sup> | 1              | 109m <sup>2</sup>     |