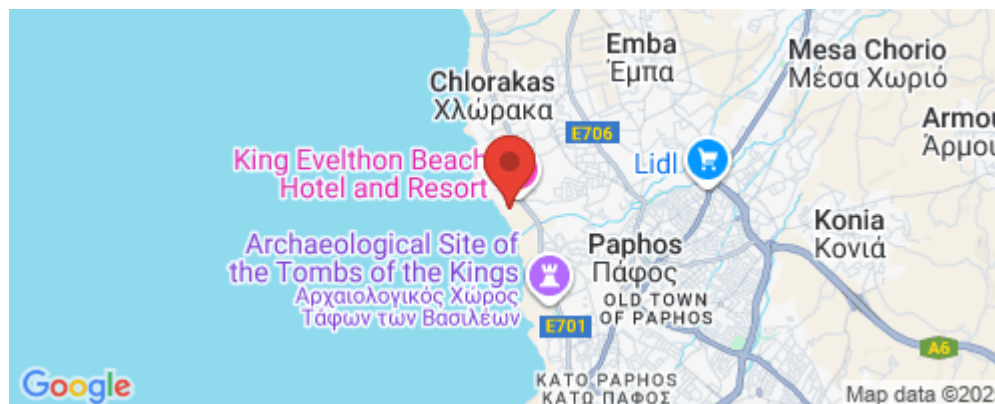


## 3 Bedroom House for Sale in Tombs Of the Kings, Paphos District

Located in Pafos, a uniquely beautiful town on the island of Cyprus, adjacent to the warm waters of the Mediterranean, this exclusive, high-end residential development, consisting of fifteen luxury villas, enjoys panoramic views of the sea and direct beach access. Just a minutes away from the shops and restaurants of the Kings Avenue Mall, while the picturesque harbour and promenade offers the perfect starting point for a cruise. From cocktails on your terrace, to lazy days by your private infinity pool, Pafos is your gate way to island life.



### Key Features

Double glazing energy efficient windows and patio floor-to-ceiling sliding doors of latest technology aluminium sections

...

### Property Info

Covered Area	<b>151</b>
Covered Veranda	<b>44</b>
Uncovered Veranda	<b>93</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>233</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>3166</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

### Location

**Location:** Tombs Of the Kings

Region: **Paphos**

Coordinates: **34.788307808814 / 32.400263254541**

## Price: €745 000 + VAT

VAT for this property is **€37,941** or **€141,550**. 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>€4 934.00/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

€720 000 on Dec 14, 2023  
 €770 000 on Jul 28, 2024  
 €745 000 on Mar 2, 2025





PROPERTY DETAILS	
Residences	10
Bedrooms	3 and 4
Total Covered Areas	213.70 m <sup>2</sup> - 301.63 m <sup>2</sup>
Plot Areas	400.00 m <sup>2</sup> - 562.00 m <sup>2</sup>
Added Facilities	Private Swimming Pools
VILLA TYPES	
<div></div> TYPE A	
TYPE A1 - V43	
TYPE A2 - V44	
<div></div> TYPE B	4 BEDROOM
TYPE B1 - V45	
TYPE B2 - V46	
<div></div> TYPE C	3 BEDROOM
V47	
<div></div> TYPE D	3 BEDROOM
V49	
<div></div> TYPE E	3 BEDROOM
TYPE E1 - V50	
TYPE E2 - V51	
<div></div> TYPE F	4 BEDROOM
V52	
<div></div> TYPE G	3 BEDROOM
V48	