

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

### 3 Bedroom Villa - Contemporary Coastal Luxury

This refined 3-bedroom villa offers an exceptional blend of modern architecture, Mediterranean elegance, and direct beachfront living. Large open-plan interiors are framed by floor-to-ceiling windows, filling the home with natural light and uninterrupted sea views. The ground floor features imported marble flooring, bespoke kitchen cabinetry, premium wardrobes, and high-quality internal doors, all crafted to the highest standards. The bedrooms are finished with top-grade parquet flooring and offer spacious layouts, ensuring comfort and privacy. Outdoors, a private overflow swimming pool lined with wooden decking creates the ideal...



#### Property Info

Covered Area	<b>274</b>
Covered Veranda	<b>12</b>
Uncovered Veranda	<b>121</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

#### Plot / Area Info

Plot area	<b>501</b>
Pool	<b>Yes</b>
Parking	<b>No</b>

#### Additional info

Reference Number	<b>3136</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: €2 200 000 + VAT

VAT for this property is **€249,387** or **€418,000**. 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 Price per SQM	<b>None</b> <b>€8 029.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€2 455 000 on Sep 23, 2023

€2 200 000 on Jul 28, 2024



PROJECT MASTERPLAN



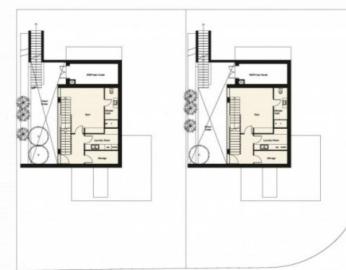
3 BEDROOM VILLAS



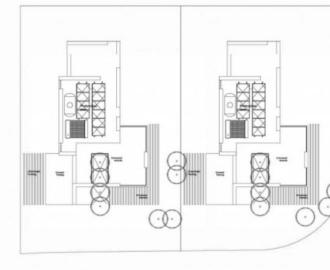
GROUND FLOOR



FIRST FLOOR



BASEMENT FLOOR



ROOF PLAN