

### 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

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#### 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>2025</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

#### Amenities

#### Location

**Location:** Tombs Of the Kings

Coordinates: **34.788307808814 / 32.400263254541**

Region: **Paphos**

**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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 029.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€2 455 000 on Sep 23, 2023

€2 200 000 on Jul 28, 2024



## PROJECT MASTERPLAN



