


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

This 3-bedroom detached villa at Pelagos Beachfront Villas offers approximately 274 m² of internal living space and a 501 m² plot, thoughtfully designed for relaxed coastal living on Cyprus’s sun-drenched western shore. The layout combines open-plan living, dining and kitchen areas opening onto generous outdoor terraces, a private pool, and landscaped grounds — all just steps from the beach and a short drive from central Paphos. 

Located in Paphos, a uniquely beautiful town on the island of Cyprus adjacent to the warm waters of the Mediterranean, Pelagos Beachfront Villas is an exclusive, high-end residential development enjoying panoramic sea views and direct beach access...

Property Info

Covered Area	274
Covered Veranda	12
Uncovered Veranda	121
Energy Efficiency	A
Heating	Underfloor Heating, Yes

Plot / Area Info

Plot area	501
Pool	Yes
Parking	No

Additional info

Reference Number	3136
Property type	House
Condition	Under Construction
Construction Year	2026
Bathrooms	3
View	Sea view

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€8 029.00/m²		

Representative: MySpace

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License number	1047	Legal name	MYSPLACE Real Estate/ A.SP.Thinkrealty ltd
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Price change history

€2 455 000 on Sep 23, 2023

€2 200 000 on Jul 28, 2024



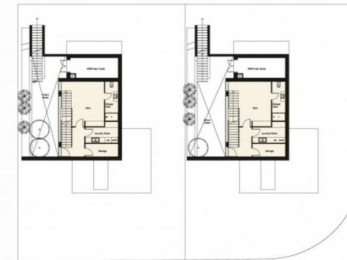
3 BEDROOM VILLAS



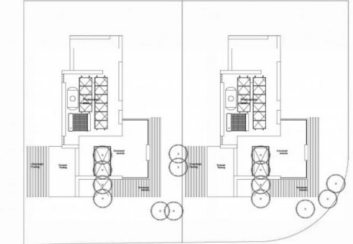
GROUND FLOOR



FIRST FLOOR



BASEMENT FLOOR



ROOF PLAN