

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

This 3-bedroom detached villa at Pelagos Beachfront Villas offers approximately 274 m<sup>2</sup> of internal living space and a 501 m<sup>2</sup> 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**  
 Energy Efficiency **A**  
 Heating **Underfloor Heating, Yes**

#### Plot / Area Info

Plot area **501**  
 Parking **No**

#### Additional info

Reference Number **3137**  
 Property type **House**  
 Condition **Under Construction**  
 Construction Year **2026**

#### Amenities

#### Location

**Location:** Tombs Of the Kings  
 Coordinates: **34.817644842425 / 32.404583569023**

Region: **Paphos**

## Price: €1 975 000 + VAT

VAT for this property is **€223,881** or **€375,250**. 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>€7 208.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€2 231 000 on Sep 23, 2023

€1 975 000 on Mar 2, 2025

