


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

This is a striking three-bedroom luxury villa located in the prestigious Tombs of the Kings area. With its iconic triangular architecture and top-tier specifications, this villa redefines modern coastal living. 

Boasting expansive open-plan interiors and a bold geometric design, this one-of-a-kind property offers both architectural brilliance and everyday comfort. Just a short stroll from premier amenities — including shops, fine dining, private schools, and the renowned Venus Beach — this luxury villa seamlessly blends convenience with elegance.

The ground floor features a spacious living and dining area, a sleek and modern kitchen, a guest WC, and a separate utility roo...

#### Property Info

Covered Area	<b>180</b>
Covered Veranda	<b>26</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

#### Plot / Area Info

Plot area	<b>317</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>7162</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location

**Location:** Tombs Of the Kings

Region: **Paphos**

Coordinates: **34.782139487742 / 32.407543657394**

## Price: €770 000 + VAT

VAT for this property is **€56,467** or **€146,300**. 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>~€27 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 278.00/m<sup>2</sup></b>		

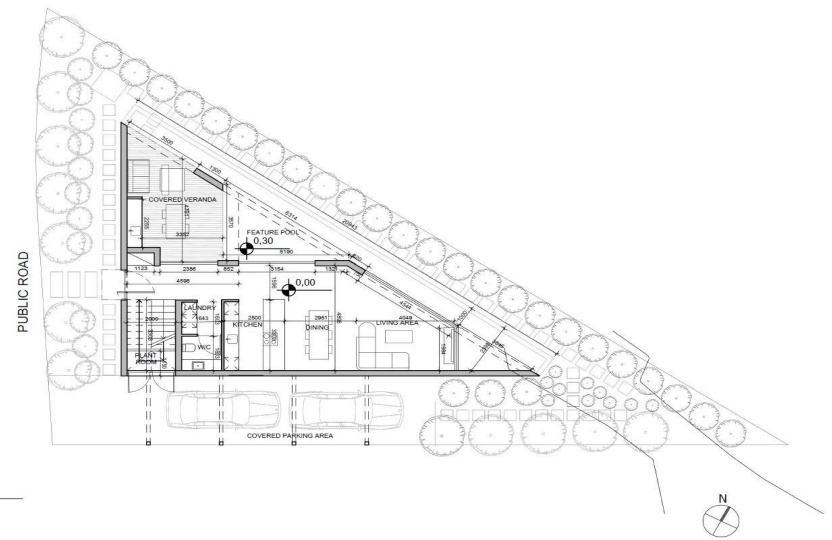
## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€740 000 on Jun 26, 2025

€770 000 on May 1, 2026



GROUND FLOOR PLAN  
SCALE 1:100  
**THE TRIANGLE HOUSE**  
PLOT AREA 317 SQM  
TOTAL BUILT 154 SQM  
TOTAL COVERED VERANDA 26 SQM