

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

This beautifully designed three-bedroom villa offers a perfect balance of style, comfort, and coastal charm in the sought-after Faros area of Paphos. Just moments from the beach, Kings Avenue Mall, and the city's vibrant dining scene, it's ideal as a permanent residence, holiday retreat, or investment.



### Key features:

- Prime location within walking distance to the sea and amenities
- Private pool and high ceilings for spacious, resort-style living
- Custom kitchen, built-in toilets, and Italian/Spanish sanitary ware
- Underfloor heating, concealed A/C, and large floor tiles for year-round comfort
- Floor-to-ceiling double doors...

### Property Info

Covered Area	<b>174</b>
Total Number of Floors	<b>2</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>317</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>7284</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Tombs Of the Kings  
**Coordinates:** **34.769079242715 / 32.407479281488**

Region: **Paphos**

## Price: €1 200 000 + VAT

VAT for this property is **€83,172** or **€228,000**. 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>€6 897.00/m²</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

€1 200 000 on Jun 28, 2025





