

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

This is signature luxury development, designed as a two-phase project that includes a residential tower and a collection of exclusive villas.



Located just 150 meters from the beach in Paphos, this unique development offers high-end apartments and three types of villas: bungalows, junior villas, and elegant villas, each designed to suit different tastes and lifestyles.

Residents enjoy top-tier amenities, including 24/7 security, a heated outdoor swimming pool, separate children's swimming pool, a fully serviced reception, a gym, and a padel court. Additionally, each junior villa and elegant villa features its own private swimming pool.

This is an exceptional choice f...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>206</b>                     |
| Covered Veranda        | <b>38</b>                      |
| Uncovered Veranda      | <b>18</b>                      |
| Total Number of Floors | <b>2</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>340</b>            |
| Pool      | <b>Common, Yes</b>    |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>8140</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |
| View             | <b>Sea view</b>           |

### Amenities

- Roof Garden

### Location

**Location:** Tombs Of the Kings  
Coordinates: **34.767695546405 / 32.410064947125**

Region: **Paphos**

## Price: €1 270 000 + VAT

VAT for this property is **€111,834** or **€241,300**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 165.00/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

€1 180 000 on Jul 30, 2025  
€1 270 000 on Sep 30, 2025

