


44m² Apartment for Sale in Tombs Of the Kings, Paphos District

This modern studio apartment offers smart, compact living in one of Paphos’s most convenient areas. Located just steps from Aspire Private British School and within walking distance to Venus Beach, it’s also only a 5-minute drive to the city centre — ensuring effortless access to shops, restaurants, and daily essentials. 

Featuring a sleek, open-plan layout with contemporary finishes, the studio maximizes space and functionality. Ideal for singles, students, or as a holiday investment, it’s part of a thoughtfully designed residential complex.

Residents enjoy access to a communal swimming pool, secure parking, and scenic views of the sea or surrounding mountains — al...

Property Info

Covered Area	44
Covered Veranda	8
Floor Number	4
Total Number of Floors	4
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	8166
Property type	Apartment
Bathrooms	1
View	Mountains view

Amenities

- Parking

Location

Location: Tombs Of the Kings
 Coordinates: **34.785717034878 / 32.40741489906**

Region: **Paphos**

Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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	~€8 400.00	Common expenses	None
		Price per SQM	€6 705.00/m²		

Representative: RealDeal Estates

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

Price change history

€390 000 on Jul 30, 2025
 €295 000 on Sep 30, 2025



