

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

For sale is an exclusive four-bedroom villa in the Paphos area, situated on the first line by the sea in the heart of the tourist zone, near the archaeological park and the lighthouse. This brand-new villa has never been used and comes fully furnished, featuring underfloor heating, air conditioning, covered parking, a rooftop terrace, and a barbecue area. The villa impresses with panoramic sea views and stunning sunsets, as well as walking distance to sandy beaches, the harbor, the promenade, restaurants, and shops. High-quality finishes, modern engineering solutions, and a prestigious location make this home not only a luxurious place to live but also an attractive investment opportunity...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>280</b>            |
| Furnishing        | <b>Furnished</b>      |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>171522</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

#### Location

**Location:** Tombs Of the Kings Region: **Paphos**

## Price: €2 800 000 + VAT

VAT for this property is **€322,000** or **€532,000**. 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>~€108 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€10 000.00/m²</b> |                 |             |

## Representative: DOM Real Estate

|                     |              |            |                        |
|---------------------|--------------|------------|------------------------|
| Registration number | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number      | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: +35796644888 |              |            |                        |

## Price change history

€2 800 000 on Aug 15, 2025

