

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

Legacy ID: p50400. This stunning seafront semi-detached villa represents the ultimate in luxurious coastal living. The property has direct access to the most beautiful seafront promenade of Pafos. The location enjoys mesmerizing views to the best sunsets in Cyprus and the Lighthouse. The contemporary open plan living, dining, and kitchen areas on the ground level are full of light and continue outdoors by expanding to the small garden and BBQ area. One of the bedrooms is ideally situated on the ground floor and is perfect for those with a disability or alternatively as an office. The second floor has three impressively sized bedrooms, all with breath-taking sea views. The main bedroom has ...



### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>231</b>                     |
| Covered Veranda   | <b>33</b>                      |
| Uncovered Veranda | <b>52</b>                      |
| Furnishing        | <b>Partially furnished</b>     |
| Heating           | <b>Underfloor Heating, Yes</b> |
| Air Conditioning  | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>573</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>10839</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2019</b>      |
| Bathrooms         | <b>3</b>         |

### Amenities

- Parking

### Location

**Location:** Tombs Of the Kings  
**Coordinates:** **34.767111 / 32.407222**

Region: **Paphos**

## Price: €2 800 000 + VAT

VAT for this property is **€277,455** 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>€12 121.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€2 800 000 on Oct 8, 2025













