

## 2 Bedroom House for Sale in Paphos District

Perfectly situated just off Tombs of the Kings Road, this two-bedroom townhouse offers unbeatable access to everything Paphos has to offer. Only 300 meters from the beach and within walking distance to shops, restaurants, cafés, banks, and the picturesque Paphos Harbour, it also enjoys easy access to Coral Bay by car or bus.



Designed for both comfort and practicality, the townhouse boasts spacious interiors, a private veranda, and an ideal orientation for privacy while making the most of the beautiful surroundings.

Residents enjoy the benefit of landscaped communal gardens and a large swimming pool, creating a relaxed, resort-style atmosphere just moments from the city's ...

### Property Info

Covered Area	<b>78</b>
Covered Veranda	<b>4</b>
Uncovered Veranda	<b>15</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>93</b>
Pool	<b>Common, Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>11765</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

Region: **Paphos**  
Coordinates: **34.77872041 / 32.40882054**

## Price: €298 000 + VAT

VAT for this property is **€14,900** or **€56,620**. 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>~€8 520.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 821.00/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

€298 000 on Feb 11, 2026





## **KINGS BEACH RESIDENCES E10**

First floor:



Ground floor:



Entrance 1:

Entrance 2: