

## 4 Bedroom House for Sale in Paphos - Emba

A spacious 3 bed bungalow with studio located in Emba, just a few minutes drive away from the village square with all of its amenities. Coral Bay with its Blue Flag beaches is no more than a 10-minute drive away.

The bungalow consists of a spacious open plan living/dining area with open fireplace, kitchen and separate secondary kitchen. Sliding patio doors from the living and dining area lead out to the patio area where there is a BBQ area. There is also an enclosed separate door leading up to the roof where the potential owners can make a roof garden or build another level.

Up a few steps you come to the landing area with storage space, 3 double en suite bedrooms- master...

### Property Info

Covered Area	<b>230</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>446</b>
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### Additional info

Reference Number	<b>38968</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>4</b>

### Amenities

- Garden

### Location

**Location:** Paphos - Emba Region: **Paphos**

## Price: €475 000 + VAT

VAT for this property is **€46,880** or **€90,250**. 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>~€15 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 065.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>

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## Price change history

€475 000 on May 23, 2024













