

## 3 Bedroom Apartment for Sale in Empa, Paphos District

### 3 Bedroom Apartment



A spacious and refined three-bedroom apartment designed for those who prioritise comfort, space, and upgraded living standards. The expansive open-plan living area connects seamlessly to a large veranda offering beautiful views across the park and towards the coastline. The kitchen is fully customisable with high-quality cabinetry and imported finishes, while the three well-proportioned rooms provide versatility for family living, guests, and work-from-home needs.

Premium features such as concealed A/C, branded sanitary ware, marble and ceramic options, and heating provision ensure long-term comfort. With access to exclusive amenities — indoor pool, sauna...

#### Property Info

Covered Area	<b>118</b>
Covered Veranda	<b>14</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>6</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking	<b>Covered, Yes</b>
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#### Additional info

Reference Number	<b>4695</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Empa  
Coordinates: **34.78241533591388 / 32.422841344534575**

Region: **Paphos**

## Price: €490 000 + VAT

VAT for this property is **€24,500** or **€93,100**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 153.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€440 000 on Sep 10, 2024  
 €490 000 on May 6, 2025

