

3 Bedroom House for Sale in Empa, Paphos District

3-Bedroom Villa – Elegant Comfort & Timeless Mediterranean Style



The 3-bedroom villa in the serene area of Lemba, Paphos, represents the perfect fusion of modern design, refined elegance, and practical living. Located just two minutes from Venus Beach and Sandy Beach, and within walking distance to everyday amenities, this home offers an ideal setting for those seeking both tranquility and accessibility.

The interior features a bright open-plan living and dining area, enhanced by floor-to-ceiling windows that fill the space with natural light and provide seamless access to the outdoor terraces.

A modern kitchen with premium cabinetry and elegant finishes conn...

Property Info

Covered Area **187**
Uncovered Veranda **33**
Energy Efficiency **A**

Plot / Area Info

Plot area **300**
Parking **Covered, Yes**

Additional info

Reference Number **231619**
Property type **House**
Condition **Under Construction**
Construction Year **2026**

Amenities

- Parking

Location

Location: Empa Region: **Paphos**
Coordinates: **34.800159 / 32.418681**

Price: €490 000 + VAT

VAT for this property is **€38,073** 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 620.00/m²		

Representative: MySpace

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Price change history

€490 000 on Sep 10, 2024



