

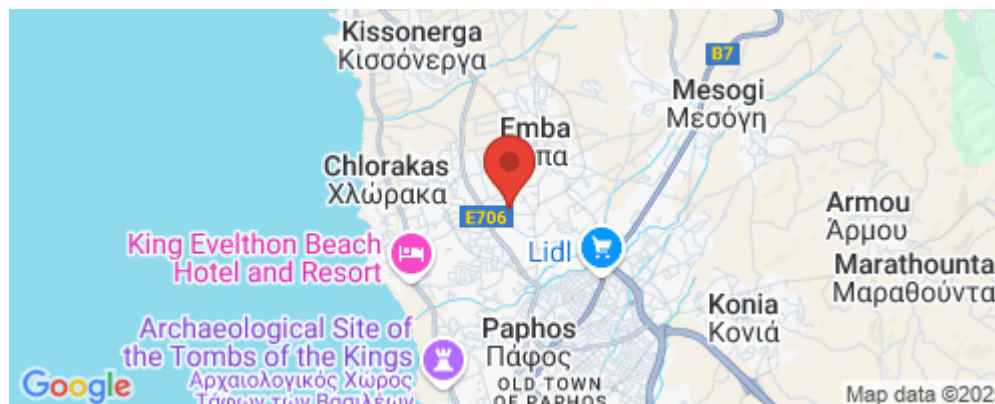
## 3 Bedroom House for Sale in Empa, Paphos District

Luxurious, detached villa located in the tranquil area of Chloraka which is very close to shops, supermarkets, banks, restaurants, coffee shops, bakeries, schools and anything that can also be found in the city center of Paphos.

The villa is also situated only 2 minutes from the popular Venus Beach & Sandy Beach in Lemba. The villa is also at a walking distance to amenities and 7 minutes away from the Paphos city Centre and Kings Avenue Mall.

### SPECIFICATIONS

- Provision for electric blinds
- Provision for underfloor heating
- Provision for photovoltaic system
- Internal staircase to the roof
- Storage room on the roof
- ...



### Property Info

Covered Area	<b>187</b>
Uncovered Veranda	<b>33</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>300</b>
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### Additional info

Reference Number	<b>231619</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>

### Amenities

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 620.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€490 000 on Sep 10, 2024



