

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

2 Bedroom Apartment – Comfortable Family Living with Everyday Convenience



Intro

The 2-bedroom apartment delivers a perfect balance of space, comfort, and practicality, making it an excellent choice for small families, couples, or professionals. Set within a prime residential area of Paphos, it offers a calm living environment supported by easy access to daily amenities.

Living Experience

The apartment features a spacious open-plan living, dining, and kitchen area designed to support modern family life. Both bedrooms are generously proportioned, offering flexibility for family use, guests, or a home office. Natural light and quality materials create a warm and inv...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>113</b> |
| Covered Veranda        | <b>24</b>  |
| Floor Number           | <b>2</b>   |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>1449</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>1</b>                  |

### Amenities

### Location

- Parking

**Location:** Empa

Region: **Paphos**

Coordinates: **34.810842243726 / 32.42002932367**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€2 168.00/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> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€250 000 on Sep 23, 2023  
 €220 000 on Jan 8, 2025  
 €250 000 on Dec 16, 2025  
 €245 000 on Dec 17, 2025











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