

## 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

- Parking

### Location

**Location:** Empa  
 Coordinates: **34.810842243726 / 32.42002932367**

Region: **Paphos**

## 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/m<sup>2</sup></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

- €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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