

## 3 Bedroom House for Sale in Paphos - Embla

Experience luxury living in this modern 3-bedroom maisonette, part of the exclusive EMBA Project in the scenic village of Embla, Paphos. This beautifully designed partly detached townhouse offers spacious interiors, high-quality finishes, and an energy-efficient design, making it perfect for families, professionals, or investors. X

### Key Features:

- Spacious & Modern Design: Open-plan living and dining areas with plenty of natural light
- 3 Bedrooms & 3 Bathrooms: Includes two en-suite bathrooms (one with a shower and bathtub) and an additional guest WC
- Premium Construction: Built with European anti-seismic standards, energy-efficient materials (Class A)...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>208</b>				
Covered Veranda	<b>16</b>			Property type	<b>House</b>
Uncovered Veranda	<b>19</b>	Plot area	<b>300</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>3</b>	Pool	<b>Common, Yes</b>	Construction Year	<b>2026</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>2</b>
Floor Type	<b>Ceramic</b>			View	<b>Mountains view</b>
Energy Efficiency	<b>A+</b>			Developer	<b>AKRIOL</b>
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities

- Air Conditioning
- Balcony
- BBQ zone
- Garden
- Guest WC
- Parking
- Pool
- Storage room

### Location

**Location:** Paphos - Embla

**Region:** Paphos

Coordinates: **34.81315 / 32.42567**

## Price: €325 000 + VAT

VAT for this property is **€28,938** or **€61,750**. 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>€1 563.00/m<sup>2</sup></b>		

## Price change history

€325 000 on Mar 19, 2025



