

## 40m<sup>2</sup> Apartment for Sale in Empa, Paphos District

For sale: a charming studio apartment currently under construction, located in the vibrant area of Empa. This inviting space covers 40 square meters and is situated on the second floor of a well-designed two-story building, complete with an elevator for your convenience.



Empa is known for its picturesque surroundings and welcoming community. Residents enjoy easy access to local shops, eateries, and beautiful landscapes, making it a great place to live and relax. The area boasts a rich blend of culture and modern amenities, ensuring that everything you need is just a short distance away.

This apartment is part of a secure gated complex that features fantastic communal ameniti...

### Property Info

Covered Area	<b>40</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>25640</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>

### Amenities

- Gym

### Location

**Location:** Empa  
Coordinates: **34.794468554275 / 32.423524512949**

Region: **Paphos**

**Price: €195 000 + VAT**

VAT for this property is **€9,750** or **€37,050**. 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>€4 875.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

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**Price change history**

€195 000 on Apr 9, 2025





