

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

Located within the Park of Colours, the project offers luxurious city living, surrounded by 32,000m<sup>2</sup> of natural beauty and recreational spaces, including sporting grounds, a children’s playground, botanical gardens, a cafeteria, basketball and football courts, a climbing wall, skate-park, and an outdoor exhibition area. This will be one of the largest parks in Pafos, offering endless leisure possibilities.



Enjoy unobstructed views of Pafos and the sea from your home, just a short stroll from the charming old town filled with shops, coffee shops, bars, and restaurants. Conveniently located near the commercial district, Pafos Mall, vibrant nightlife, Hammam Baths, and public t...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>83</b>                      |
| Covered Veranda        | <b>12</b>                      |
| Floor Number           | <b>6</b>                       |
| Total Number of Floors | <b>6</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>3876</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>1</b>                  |
| View             | <b>City view</b>          |

### Amenities

- Parking

### Location

**Location:** Empa  
**Coordinates:** **34.782427495326 / 32.423976794675**

Region: **Paphos**

## Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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>€5 663.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€470 000 on Apr 15, 2025





