

## 3 Bedroom House for Sale in Empa, Paphos District

Villa for sale with 3 bedrooms and 2 (+1) bathrooms in the area of Empa, Paphos. Spectacular views of the sea and mountains from the spacious grounds are complemented by modern architectural design. Enjoy the updated thermal aluminum stoves, custom kitchen design, imported ceramic tiles, marble and branded sanitary ware. Electrical appliances are included in the price. A/C split systems will ensure a comfortable temperature on a hot day. Central heating will provide warmth in these homes (provisions for it are included in the price), and an additional pool and patio, available for 25,000 euros + VAT, enhance the feeling of luxury. The energy efficiency rating is "A".

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>206</b>            |
| Furnishing        | <b>Furnished</b>      |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

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

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>153122</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

### Location

**Location:** Empa Region: **Paphos**

## Price: €460 000 + VAT

VAT for this property is **€40,507** or **€87,400**. 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>€2 233.00/m²</b> |                 |             |

## Representative: DOM Real Estate

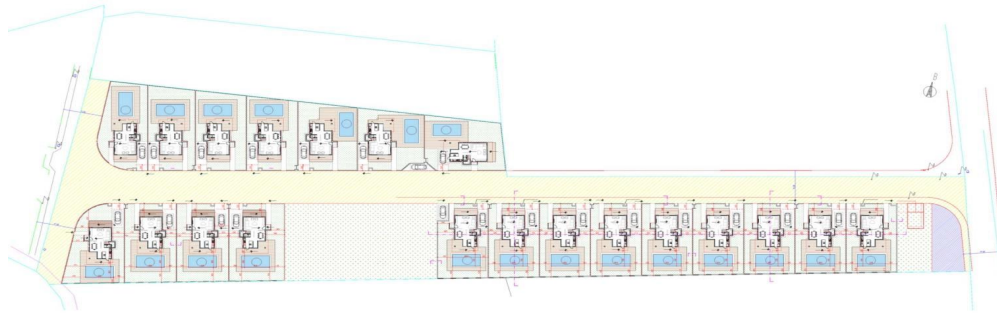
|                     |              |            |                        |
|---------------------|--------------|------------|------------------------|
| Registration number | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number      | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: +35796644888 |              |            |                        |

## Price change history

€460 000 on May 13, 2025



## MASTER PLAN



## FLOOR PLANS

