

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

Villa for sale in a complex located in the charming village of Emba, offering the perfect combination of comfort, luxury and stunning natural surroundings. These spacious and beautifully decorated houses have 3 bedrooms, a private/communal pool and large outdoor areas, ideal for entertaining and relaxing.

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>147</b>            |
| Furnishing        | <b>Unfurnished</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>155989</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

### Location

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

## Price: €463 000 + VAT

VAT for this property is **€23,150** or **€87,970**. 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>€3 150.00/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

€463 000 on May 23, 2025







Location & Amenities

- |                              |                      |
|------------------------------|----------------------|
| Beach<br>3.4 km              | Restaurant<br>1.4 km |
| Education<br>1 km            | Hotels<br>2.5 km     |
| Supermarket<br>1.3 km        | Pharmacy<br>900 m    |
| Medical Care<br>2.7 km       | ATM<br>1 km          |
| Airport<br>17 km             | Kiosk<br>1.3 km      |
| Click the pin for directions |                      |

