

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

This elegant 4-floor residential building is located in Pano (Upper) Paphos, a well-known business-oriented area, offering a perfect balance of modern living and urban convenience. X

With its simple yet refined design, the building seamlessly blends contemporary aesthetics with everyday comfort. Ideally located in the city center, it offers excellent accessibility, ensuring easy reach to key destinations within minutes.

Residents will enjoy the convenience of having a variety of dining options and everyday essentials just steps away. Surrounded by businesses, schools, and green spaces, the area creates a dynamic yet family-friendly environment. With effortless access to almost...

| <b>Property Info</b>   |            | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                  |
|------------------------|------------|-------------------------|---------------------|------------------------|------------------|
| Covered Area           | <b>168</b> |                         |                     |                        |                  |
| Covered Veranda        | <b>40</b>  |                         |                     | Reference Number       | <b>5066</b>      |
| Uncovered Veranda      | <b>28</b>  | Parking                 | <b>Covered, Yes</b> | Property type          | <b>Apartment</b> |
| Floor Number           | <b>4</b>   |                         |                     | Bathrooms              | <b>2</b>         |
| Total Number of Floors | <b>4</b>   |                         |                     |                        |                  |

| <b>Amenities</b> | <b>Location</b>                                                                |                       |
|------------------|--------------------------------------------------------------------------------|-----------------------|
| • Parking        | <b>Location:</b> Empa<br>Coordinates: <b>34.778041860134 / 32.427982080463</b> | Region: <b>Paphos</b> |

## Price: €835 000 + VAT

VAT for this property is **€54,275** or **€158,650**. 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<br>Price per SQM | <b>~€30 000.00</b><br><b>€4 970.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€835 000 on May 24, 2025





