

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

Three-Bedroom Villa with Rooftop Terrace and Pool Option in Emba, Paphos

This stylish three-bedroom villa offers generous living space and contemporary comfort in the heart of Emba, one of Paphos' most desirable residential areas. The home is designed for easy, modern living, with spacious interiors, a landscaped garden, and the option to add a private swimming pool or rooftop terrace.

The ground floor features an open-concept kitchen, dining, and living area that opens onto the garden. Upstairs, three bedrooms include a master suite with a private bathroom, while wide windows allow in ample natural light. The rooftop terrace (optional) provides an additional outdoor livin...

#### Property Info

Covered Area **133**  
 Energy Efficiency **A**

#### Plot / Area Info

Plot area **266**  
 Pool **Yes**

#### Additional info

Reference Number **237287**  
 Property type **House**  
 Bathrooms **4**

#### Amenities

#### Location

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

## Price: €900 000 + VAT

VAT for this property is **€45,000** or **€171,000**. 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.

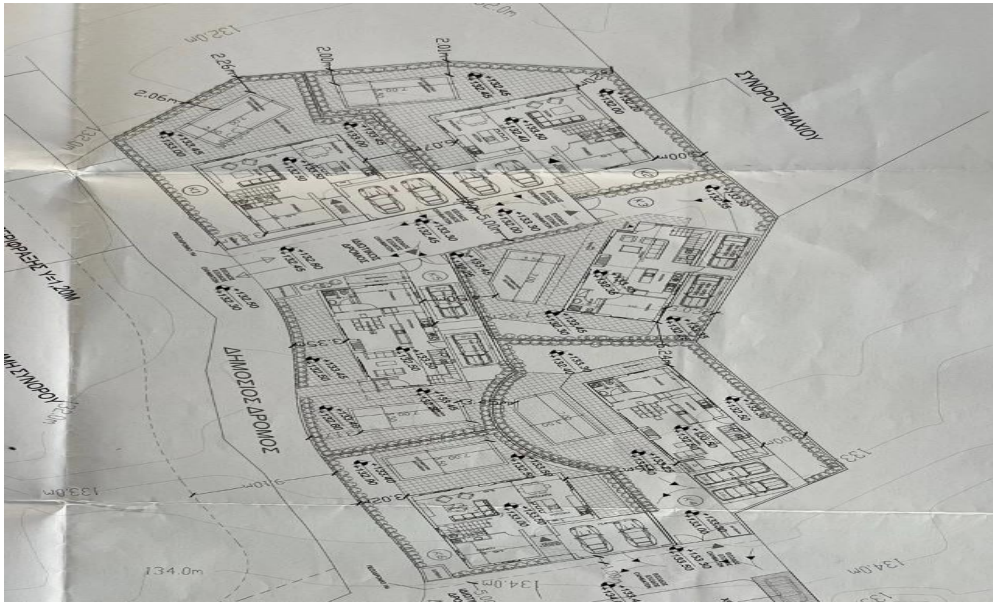
VAT	<b>Excluded</b>	Title transfer fee	<b>~€32 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 767.00/m<sup>2</sup></b>		

## Representative: MySpace

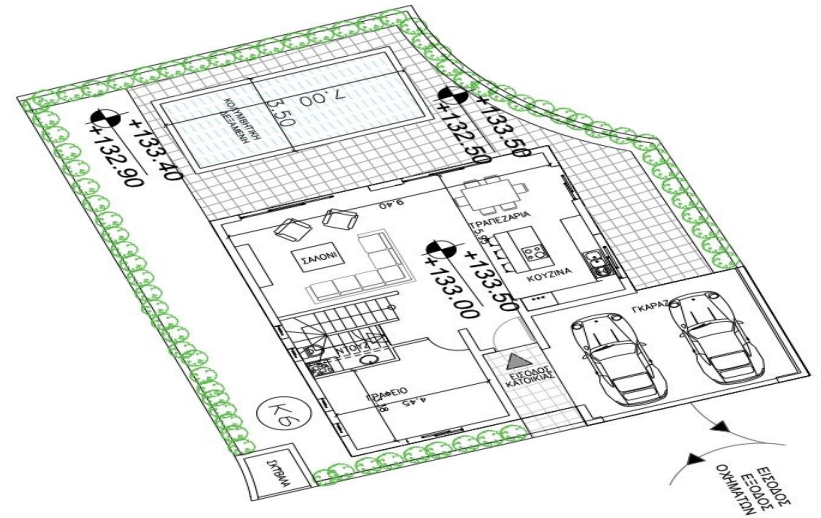
Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

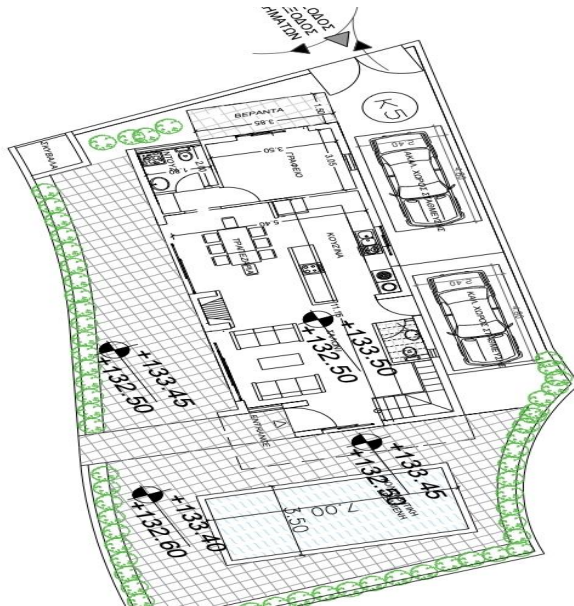
€900 000 on Jun 3, 2025



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 ΚΑΜΜΙΑ 1100  
 ΚΑΤΩΝΙΑ ΑΡ.4

