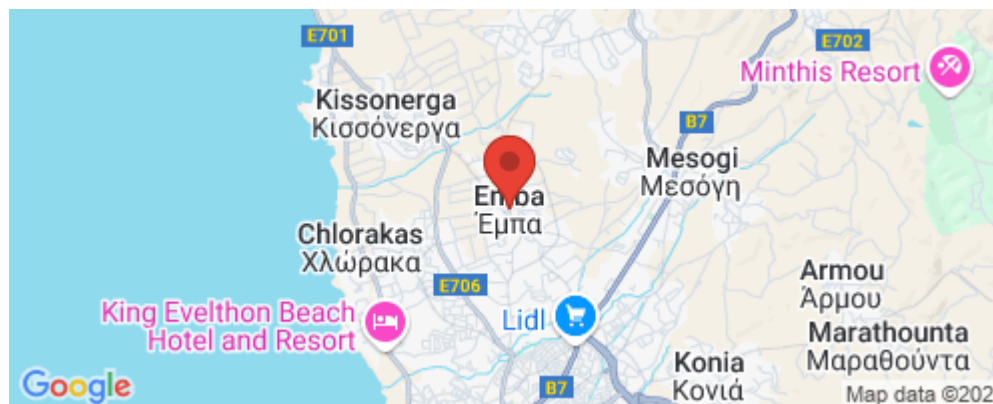


## 3 Bedroom House for Sale in Paphos - Emba

This beautiful cosy villa is located in Emba, just 5 minutes drive to the amenities and centre of Paphos.



The house is 171 sq.m. consists of 3 spacious bedrooms, a kitchen-dining and a living room, separate small kitchen and a laundry room, 1 bathroom and 1 WC. On the plot of 300 sq. metres there is a mature garden, relaxation area and uncovered terrace of 17sq.m, covered & uncovered parking for cars. The house has central heating and air conditioning. All windows have double glazing.

Title Deeds available.

Emba is one of the largest villages in Paphos located approximately 4km north of Paphos Town. Here you will find the ancient church of Panayia Chryseleouss...

### Property Info

Covered Area **171**  
Heating **Central Heating, Yes**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **300**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **17702**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

### Location



## Price: €330 000 + VAT

VAT for this property is **€22,174** or **€62,700**. 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>~€9 800.00</b>   | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€1 930.00/m²</b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
| Phone: +35723811058 |              |            |                                    |

## Price change history

€330 000 on Jun 6, 2025













