

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

Modern 3-Bedroom Family Villa in Emba, Pafos

This 3-bedroom detached villa in Emba offers a contemporary interpretation of family living, combining elegant design, functional layouts, and the tranquility of a prime residential location. Perfectly suited for permanent residence, it provides the ideal balance of privacy, comfort, and accessibility to everyday amenities.

### Design & Layout

The villa is spread across two levels, designed to maximize natural light and create an inviting sense of space. The open-plan living and dining area flows seamlessly into the garden, making it ideal for both family gatherings and entertaining. A thoughtfully designed kitchen with ample ...

### Property Info

Covered Area **191**  
Uncovered Veranda **15**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **380**  
Parking **Covered, Yes**

### Additional info

Reference Number **232946**  
Property type **House**  
Construction Year **2027**  
Bathrooms **2**

### Amenities

- Parking

### Location

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

## Price: €495 000 + VAT

VAT for this property is **€39,626** or **€94,050**. 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 Price per SQM	<b>~€16 400.00</b> <b>€2 592.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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## Price change history

€470 000 on Jun 17, 2025

€530 000 on Nov 25, 2025

€495 000 on Jan 22, 2026





