

## 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	<b>191</b>
Uncovered Veranda	<b>15</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>380</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>232946</b>
Property type	<b>House</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### 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	<b>~€16 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 592.00/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

€470 000 on Jun 17, 2025  
 €530 000 on Nov 25, 2025  
 €495 000 on Jan 22, 2026





