

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	Excluded	Title transfer fee Price per SQM	~€16 400.00 €2 592.00/m²	Common expenses	None
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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





