

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		Plot / Area Info		Additional info	
Covered Area	191	Plot area	380	Reference Number	232946
Uncovered Veranda	15	Parking	Covered, Yes	Property type	House
Energy Efficiency	A			Construction Year	2026
				Bathrooms	2
Amenities		Location			
• Parking		Location: Empa Region: Paphos			

Price: €470 000 + VAT

VAT for this property is **€37,625** or **€89,300**. 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	~€15 400.00	Common expenses	None
		Price per SQM	€2 461.00/m²		

Representative: MySpace

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

Price change history

€470 000 on Jun 17, 2025





