

3 Bedroom House for Sale in Empa, Paphos District

This project is a boutique development of 20 modern, off-plan villas located in the peaceful and family-friendly suburb of Emba, just 4 km from the center of Paphos. These elegant three-bedroom homes are designed with both comfort and sustainability in mind, offering a blend of contemporary architecture and energy-efficient features such as thermal insulation, solar water heating, and photovoltaic provisions. ✖

Each villa spans approximately 191 to 206 square meters and is set on a generous plot ranging from 340 to 415 square meters. The interiors include spacious kitchens, en-suite bathrooms, panoramic windows, and large balconies, while the exteriors feature private parking, BBQ ar...

Property Info		Plot / Area Info		Additional info	
Covered Area	191			Reference Number	30182
Furnishing	Unfurnished			Property type	House
Heating	Central Heating, Yes	Plot area	380	Condition	Brand New
Air Conditioning	All rooms, Yes			Bathrooms	2

Amilities	Location	Region
• Guest WC	Location: Empa Coordinates: 34.8099351 / 32.4230508	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	None	Common expenses	None
		Price per SQM	€2 461.00/m²		

Representative: FOX

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Price change history

€470 000 on Jul 5, 2025





