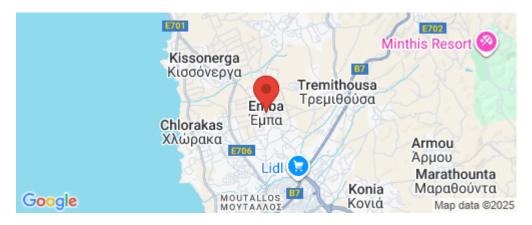


3 Bedroom House for Sale in Empa, Paphos District

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	Plot area 3	200	Property type	House
Heating	Central Heating, Yes		380	Condition	Brand New
Air Conditioning	All rooms, Yes			Bathrooms	2

Amenities Location

• Guest WC Region: Paphos

Coordinates: 34.8099351 / 32.4230508



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 N	one Common ownerses	None
		Price per SQM €	2 461.00/m ² Common expenses	None

Representative: FOX

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License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd

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Price change history

€470 000 on Jul 5, 2025























