

## 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	<b>191</b>			Reference Number	<b>30182</b>
Furnishing	<b>Unfurnished</b>			Property type	<b>House</b>
Heating	<b>Central Heating, Yes</b>	Plot area	<b>380</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>2</b>

Amilities	Location	Region
• Guest WC	<b>Location:</b> Empa <b>Coordinates:</b> <b>34.8099351 / 32.4230508</b>	<b>Paphos</b>

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 461.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€470 000 on Jul 5, 2025





