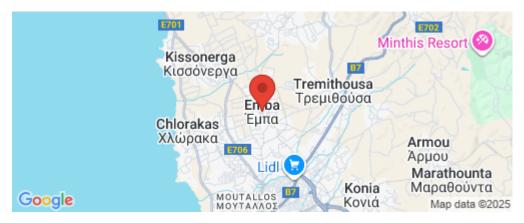


## 3 Bedroom House for Sale in Empa, Paphos District

This project is a boutique development of 20 modern off-plan villas located in the quiet, family-friendly suburb of Emba, just 4 km from the center of Paphos. Each three-bedroom home is designed for comfortable, year-round living, with a focus on energy efficiency through features like thermal insulation, solar water heating, and provisions for photovoltaic systems.



The villas range in size from 191 to 206 square meters and are built on plots of 340 to 415 square meters. They offer spacious kitchens, en-suite bathrooms, large balconies, and panoramic windows. Outside, each villa includes private parking, a BBQ area, and landscaped gardens.

The location provides convenient ac...

Property Info		Plot / Area I	nfo	Additional info	
Covered Area	191	Plot area	355	Reference Number	30194
Furnishing	Unfurnished			Property type	House
Heating	Central Heating, Yes			Condition	<b>Brand New</b>
Air Conditioning	All rooms, Yes			Bathrooms	2

Amenities Location

• Guest WC Region: Paphos

Coordinates: **34.8099351** / **32.4230508** 



Price: €460 000 + VAT

VAT for this property is €36,824 or €87,400. 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>	Evaluded	Title transfer fee Non	e Common ovnoncos None
	Price per SQM €2 4	Common expenses None 108.00/m <sup>2</sup>	

## **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**

€460 000 on Jul 5, 2025























