


## 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

Covered Area	<b>191</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **355**

### Additional info

Reference Number	<b>30194</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Guest WC

### Location

**Location:** Empa      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>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 408.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€460 000 on Jul 5, 2025







