

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 Info		Additional info	
Covered Area	191			Reference Number	30196
Furnishing	Unfurnished			Property type	House
Heating	Central Heating, Yes	Plot area	390	Condition	Brand New
Air Conditioning	All rooms, Yes			Bathrooms	2

Amenities	Location	
• Guest WC	Location: Empa Coordinates: 34.8099351 / 32.4230508	Region: Paphos

Price: €480 000 + VAT

VAT for this property is **€38,425** or **€91,200**. 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 Price per SQM	None €2 513.00/m²	Common expenses	None
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Representative: FOX

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Price change history

€480 000 on Jul 5, 2025





