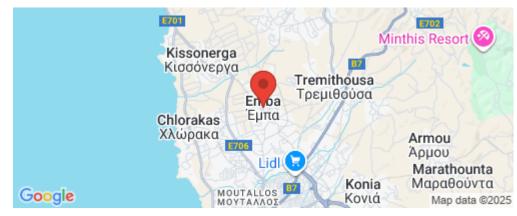


3 Bedroom House for Sale in Empa, Paphos District

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

Amenities Location

• Guest WC Region: Paphos

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



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.

\/AT	Excluded	Title transfer fee	None	Common ovnenses	None
VAT		Price per SOM	€2 513.00/m ²	Common expenses	

Representative: FOX

Registration number 488 Email info@foxrealty.com.cy
License number 344/E Legal name FOX Smart Estate Agency Network Ltd

Phone: +35726940150, +35725267777, +35725760781

Price change history

€480 000 on Jul 5, 2025























