

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-oriented suburb of Emba, just 4 km from the center of Paphos. Each three-bedroom home is thoughtfully designed for comfortable, year-round living, with a strong emphasis on energy efficiency. Features include thermal insulation, solar water heating, and provisions for photovoltaic systems.



The villas range from 191 to 206 square meters in size and sit on generous plots of 340 to 415 square meters. Interiors offer spacious kitchens, en-suite bathrooms, large balconies, and panoramic windows, while the exteriors include private parking, BBQ areas, and landscaped gardens.

Ideally lo...

Property Info

Covered Area	191
Furnishing	Unfurnished
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area **380**

Additional info

Reference Number	30198
Property type	House
Condition	Brand New
Bathrooms	2

Amenities

- Guest WC

Location

Location: Empa
Coordinates: **34.8099351 / 32.4230508**

Region: **Paphos**

Price: €510 000 + VAT

VAT for this property is **€40,827** or **€96,900**. 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	None	Common expenses	None
		Price per SQM	€2 670.00/m²		

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

€470 000 on Jul 5, 2025
 €510 000 on Nov 7, 2025





