

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		Plot / Area Info		Additional info	
Covered Area	191			Reference Number	30198
Furnishing	Unfurnished			Property type	House
Heating	Central Heating, Yes	Plot area	380	Condition	Brand New
Air Conditioning	All rooms, Yes			Bathrooms	2

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

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 Price per SQM	None €2 670.00/m²	Common expenses	None
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Representative: FOX

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Price change history

€470 000 on Jul 5, 2025

€510 000 on Nov 7, 2025





