


### 3 Bedroom Apartment for Sale in Empa, Paphos District

Three-bedroom apartment 104, with a living area of 115 m<sup>2</sup>, is located on the first floor of a four-storey building. 

A premium apartment development located in the heart of Pafos city! This is city living at its best, easy walking distance to the old town and its narrow streets overflowing with shops, coffee shops, bars & restaurants! Easy access to Pafos commercial district, nightlife, the famous Hammam Baths and on the city bus route, to Paphos Mall, tourist area and the beach! This amazing modern apartment development comprises of 13 apartments, 4×1-bed, 5×2-bed, 3×3-bed & 1×3-bed penthouse!

✓ Exclusive and lavish apartments with spacious bed...

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>140</b> |
| Covered Veranda        | <b>25</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>4</b>   |

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>7915</b>      |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2024</b>      |
| Bathrooms         | <b>2</b>         |

#### Amenities

- Parking

#### Location

**Location:** Empa  
 Coordinates: **34.78220998278 / 32.431447498563**

Region: **Paphos**

## Price: €375 000 + VAT

VAT for this property is **€18,750** or **€71,250**. 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>€2 679.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>1311</b>                       | Email      | <b>info@realdeal.cy</b>                          |
| License number      | <b>347/E</b>                      | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone:              | <b>+35725255505, +35794001333</b> |            |  |

## Price change history

€360 000 on Jul 22, 2025  
€375 000 on Oct 30, 2025















