

## 6+ Bedroom House for Sale in Empa, Paphos District

A stunning luxurious seven bedroom detached house for sale in Emba. This spacious property stands on a large plot, finished to the highest standard and with fantastic views. There are three floors with a lift installed, the furniture is negotiable. Title deeds are available. The villa is fully air conditioned, has central heating and a fire place. There is a private swimming pool surrounded by terraces and a lovely mature garden with a built-in irrigation system.

The property is located on the edge of Emba village within walking distance to the amenities of the village and only a short drive to Pafos Harbour and the lovely beaches of Coral Bay. Emba is conveniently close to t...

### Property Info

Covered Area	<b>702</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>4000</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>238334</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2012</b>
Bathrooms	<b>5+</b>

### Amenities

- Parking

### Location

**Location:** Empa Region: **Paphos**

## Price: €3 300 000 + VAT

VAT for this property is **€528,282** or **€627,000**. 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>~€128 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 701.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€3 570 000 on Jul 29, 2025  
 €3 300 000 on Aug 25, 2025





