

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	702
Energy Efficiency	B
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	4000
Pool	Yes
Parking	Uncovered, Yes

Additional info

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

Amenities

- Parking

Location

Location: Empa Region: **Paphos**

Price: €3 500 000 + VAT

VAT for this property is **€560,299** or **€665,000**. 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	Excluded	Title transfer fee	~€136 600.00	Common expenses	None
		Price per SQM	€4 986.00/m²		

Representative: MySpace

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

Price change history

€3 570 000 on Jul 29, 2025
 €3 300 000 on Aug 25, 2025
 €3 500 000 on May 1, 2026





