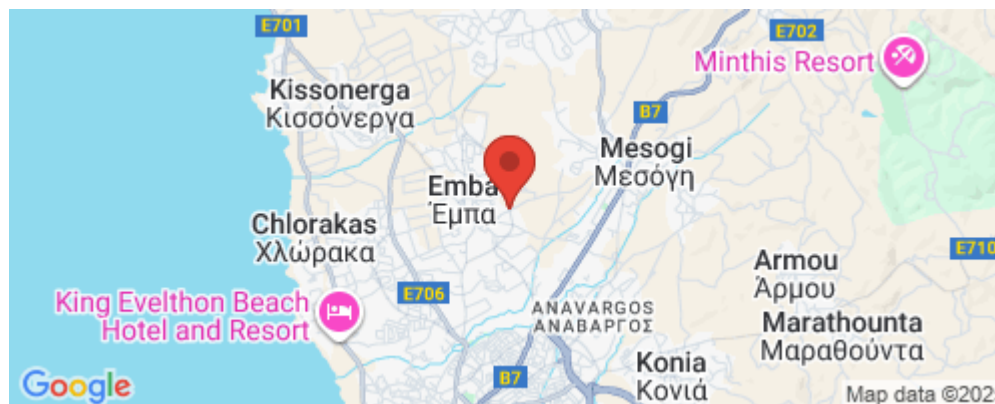


## 3 Bedroom House for Sale in Empa, Paphos District

For sale is a stunning modern villa, currently available off plan, with an estimated completion date in 2026. This home offers 191 square meters of internal space, thoughtfully designed for comfort and style. There are three spacious bedrooms and two well-appointed bathrooms, providing ample space for families or anyone who enjoys extra room.



Located in the desirable area of Empa, this villa enjoys a peaceful residential setting while remaining close to everyday amenities such as schools, shops, and cafes. Empa is well-known for its blend of traditional charm and modern living, offering beautiful views and a relaxed atmosphere, ideal for a quiet lifestyle with convenient access to ...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>191</b>                  |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>380</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>27517</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Storage room

### Location

**Location:** Empa  
**Coordinates:** **34.808324238609 / 32.43105210692**

Region: **Paphos**

## Price: €470 000 + VAT

VAT for this property is **€37,625** or **€89,300**. 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>€2 461.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€470 000 on Aug 14, 2025





