

4 Bedroom House for Sale in Paphos - Emba

The property is a detached ground floor residence with an adjoining yard situated in the community of Emba within the Paphos District. The house comprises an open plan living and dining area with a fireplace a guest toilet a kitchen with dining area four bedrooms and a main bathroom. The asset is located approximately 400m. west of the main road Emba Tala and around 860m. north of the Emba community centre. The property falls within Planning Zone 6 which permits a building coefficient of 90 coverage of 50 and permission of two floors max. height 10m construction. Energy Category E A separate title deed is available for the property. GPS Coordinates 34.81479050 32.42376406

Property Info

Covered Area
Total Number of Floors

160
1

Plot / Area Info

Plot area **521**

Additional info

Reference Number
Property type
Bathrooms

VL49713
House
1

Amenities

Location

Location: Paphos - Emba Region: **Paphos**

Price: €159 000 + VAT

VAT for this property is **€9,341** or **€30,210**. 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	~€3 125.00	Common expenses	None
		Price per SQM	€994.00/m²		

Representative: Nicolaou Estates

Registration number	693	Email	pnicolaou@nicolaouestates.com
License number	365/E	Legal name	Nicolaou Estates LTD
Phone:			

Price change history

€159 000 on Aug 21, 2025



