

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

### Modern 3-Bedroom Villa in Emba - €550,000



A brand-new luxury villa in Emba, **ready in 3 months**.

It offers **3 en-suite bedrooms**, open-plan living areas, a fully fitted kitchen with electrical appliances, and bright modern interiors.

Outside, you'll find a **private overflow pool**, landscaped garden, **roof garden with pergola**, and a **barbecue area**.

The property also includes premium finishes and private parking.

#### Property Info

Covered Area

**176**

Covered Veranda

**27**

Furnishing

**Unfurnished**

#### Plot / Area Info

Plot area

**297**

Pool

**Private, Yes**

Parking

**Covered, Yes**

#### Additional info

Property type

**House**

Condition

**Under Construction**

Bathrooms

**3**

#### Amenities

- Air Conditioning
- BBQ zone
- Pool
- Roof Garden

#### Location

**Location:** Empa

**Region:** **Paphos**

Coordinates: **34.80994 / 32.42305**

## Price: €550 000 + VAT

VAT for this property is **€38,875** or **€104,500**. 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>€3 125.00/m<sup>2</sup></b>		

## Price change history

€550 000 on Sep 9, 2025

