

## 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	<b>176</b>
Covered Veranda	<b>27</b>
Furnishing	<b>Unfurnished</b>

#### Plot / Area Info

Plot area	<b>297</b>
Pool	<b>Private, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

#### 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 125.00/m²		

Price change history

€550 000 on Sep 9, 2025

