

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

This elegant 3-bedroom villa is situated in the quiet residential area of Empa, Paphos, offering a peaceful lifestyle just a short drive from the beach and city amenities. Designed with comfort and style, it combines modern living with traditional charm.

The villa features spacious open-plan interiors, a bright living room with a dining area, and a fully equipped kitchen with granite worktops. Three bedrooms, including an en-suite master, provide comfort and privacy, complemented by two additional bathrooms and a guest toilet. High-quality finishes such as marble staircases, double glazing, and air conditioning throughout enhance the home's appeal.

Outdoors, the property o...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>		
Covered Area	<b>186</b>	Plot area	<b>600</b>	Reference Number	<b>239504</b>	
		Pool	<b>Yes</b>	Property type	<b>House</b>	
		Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>	
				Construction Year	<b>2011</b>	
				Bathrooms	<b>3</b>	

### Amenities

- Parking

### Location

**Location:** Empa Region: **Paphos**

## Price: €385 000 + VAT

VAT for this property is **€29,682** or **€73,150**. 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 Price per SQM	<b>~€12 000.00</b> <b>€2 070.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€400 000 on Sep 19, 2025

€385 000 on Jan 7, 2026



