

## 4 Bedroom House for Sale in Paphos - Emba

For Sale – Modern 4-Bedroom Villa in Emba, Paphos.

Nestled in a peaceful cul-de-sac, this stunning 4-bedroom villa offers privacy, comfort, and elegant living with top-quality finishes throughout. Completed in 2022 and meticulously maintained, the property is in like-new condition, with recent waterproofing on the entire exterior and roof (summer 2023).

Key Features

Spacious Living: Welcoming entrance foyer leading into a bright, open-plan living, dining, and modern kitchen area  
 4 bedrooms, 4 bathrooms, plus 1 guest toilet. The ground floor includes a bedroom and full bathroom, while the upper level boasts 3 generously sized ensuite bedrooms  
 Private roof g...

### Property Info

Covered Area	<b>230</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>360</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>59925</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2022</b>
Bathrooms	<b>4</b>

### Amenities

- Roof Garden

### Location

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

## Price: €600 000 + VAT

VAT for this property is **€59,217** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 609.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€600 000 on Sep 20, 2025











