

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

These residences, designed for contemporary living, offer a harmonious blend of comfort and elegance. Located in Emba Village, a picturesque suburb of Pafos, they seamlessly blend traditional charm and modern convenience. With panoramic views of the Mediterranean Sea, Emba provides a peaceful ambiance within easy reach of urban amenities of the vibrant Pafos, as well as the charming beaches and Paphos International Airport just a short drive away. X

The exclusive collection of detached family houses promises a tranquil retreat with an added touch of luxury.

Their contemporary architectural design, elegant interiors, and generous plots allowing for installation of an optional pri...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>187</b>	
Uncovered Veranda	<b>15</b>	
Furnishing	<b>Unfurnished</b>	Reference Number <b>8091</b>
Energy Efficiency	<b>A</b>	Property type <b>House</b>
Heating	<b>Autonomous Heating, Yes</b>	Bathrooms <b>2</b>
Air Conditioning	<b>All rooms, Yes</b>	

Amenities	Location	
• Parking	<b>Location:</b> Empa Region: <b>Paphos</b> Coordinates: <b>34.808597 / 32.430621</b>	

## Price: €495 000 + VAT

VAT for this property is **€38,462** or **€94,050**. 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>~€16 400.00</b> <b>€2 647.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

Phone: **+35726080180, +35797612926**

## Price change history

€510 000 on Oct 8, 2025

€530 000 on Nov 20, 2025

€495 000 on Feb 7, 2026



