

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

Tucked away in the quiet elegance of Emba, one of Paphos's most sought-after residential areas, this boutique complex of four stylish duplex townhouses offers a refreshing take on Mediterranean living. With a selection of two- and three-bedroom layouts, each home is designed to combine contemporary comfort with timeless charm.



The residences span two thoughtfully arranged levels, featuring open-plan living spaces bathed in natural light, elegant finishes, and clean architectural lines. Modern kitchens flow into airy lounge areas that open onto private outdoor spaces—perfect for quiet mornings or relaxed evenings. Upstairs, the spacious bedrooms provide privacy and functionality,...

### Property Info

Covered Area	<b>99</b>
Covered Veranda	<b>11</b>
Uncovered Veranda	<b>13</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>12269</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Empa      Region: **Paphos**  
Coordinates: **34.813012 / 32.425589**

**Price: €235 000 + VAT**

VAT for this property is **€11,750** or **€44,650**. 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>€2 374.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€235 000 on Oct 8, 2025









