

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

Rising on the sunlit hills of Emba, just minutes from the coast and the vibrant center of Pafos, this prestigious new development introduces a  lifestyle of rare privilege and refinement. Designed for those who seek more than a home, it offers an elevated living experience defined by space, light, and privacy.

The community comprises thirty-six elegant villas and two boutique apartment buildings, all crafted with exceptional attention to detail. Every residence is distinguished by striking architecture, generous layouts, and seamless transitions between indoor comfort and outdoor serenity. Panoramic verandas and landscaped gardens frame the horizon, while select homes enjoy sweeping ...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>88</b>	
Floor Number	<b>1</b>	Pool
Total Number of Floors	<b>2</b>	Parking
Furnishing	<b>Unfurnished</b>	<b>Common, Yes</b>
Energy Efficiency	<b>A</b>	<b>Covered, Yes</b>
		Reference Number
		<b>14799</b>
		Property type
		<b>Apartment</b>
		Bathrooms
		<b>2</b>

### Amenities

- Parking

### Location

**Location:** Empa

Region: **Paphos**

Coordinates: **34.800555 / 32.433382**

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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>~€11 800.00</b> <b>€4 318.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€375 000 on Oct 14, 2025

€380 000 on Nov 21, 2025



