

### 3 Bedroom House 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

Covered Area **135**  
 Furnishing **Unfurnished**

#### Plot / Area Info

Plot area **172**  
 Pool **Common, Yes**

#### Additional info

Reference Number **14818**  
 Property type **House**  
 Bathrooms **2**

#### Amenities

#### Location

**Location:** Empa Region: **Paphos**  
 Coordinates: **34.800555 / 32.433382**

**Price: €505 000 + VAT**

VAT for this property is **€25,250** or **€95,950**. 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>~€16 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 741.00/m<sup>2</sup></b>		

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

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**Price change history**

€495 000 on Oct 14, 2025  
€505 000 on Nov 21, 2025



