

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

3 bedroom villa for sale in Empa area. It is located in a small family complex of 20 villas. There is a private swimming pool. The complex is located just 7 minutes from the International School of Paphos, 7 minutes to the city center, nearby there are grocery stores and kiosks with everything you need. The price includes built-in furniture in the bedrooms, custom kitchen design, imported ceramic tiles in the living room and bathroom, and branded plumbing in all bathrooms. The project is perfect for families who plan to live in Cyprus, as well as for long-term rental.

### Property Info

Covered Area **206**  
Furnishing **Unfurnished**  
Energy Efficiency **A**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **182327**  
Property type **House**  
Condition **Under Construction**  
Bathrooms **3**

### Amenities

### Location

**Location:** Empa Region: **Paphos**

**Price: €525 000 + VAT**

VAT for this property is **€46,231** or **€99,750**. 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>€2 549.00/m<sup>2</sup></b>		

**Representative: DOM Real Estate**

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**Price change history**

€560 000 on Oct 27, 2025  
€525 000 on Jan 21, 2026



## MASTER PLAN



## FLOOR PLANS

