

2 Bedroom Apartment for Sale in Empa, Paphos District

This elegant 2-bedroom apartment is part of a striking new development located in the very center of Paphos — surrounded by the City Hall, schools, hospitals, supermarkets, parks, and key urban landmarks.



Designed with a futuristic aesthetic and smart building features, the residence combines modern architecture with functionality and comfort. The apartment offers spacious interiors, high-quality finishes, and large windows that fill the living areas with natural light and city views.

Residents have access to exclusive amenities, including:

- Rooftop infinity swimming pool with panoramic views
- Private gym for residents only

Perfect for those seekin...

Property Info

Covered Area	104
Covered Veranda	16
Floor Number	1
Total Number of Floors	5

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	9706
Property type	Apartment
Bathrooms	2

Amenities

- Parking

Location

Location: Empa
Coordinates: **34.780377092208 / 32.424720535153**

Region: **Paphos**

Price: €396 000 + VAT

VAT for this property is **€19,800** or **€75,240**. 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	Excluded	Title transfer fee	~€12 440.00	Common expenses	None
		Price per SQM	€3 808.00/m²		

Representative: RealDeal Estates

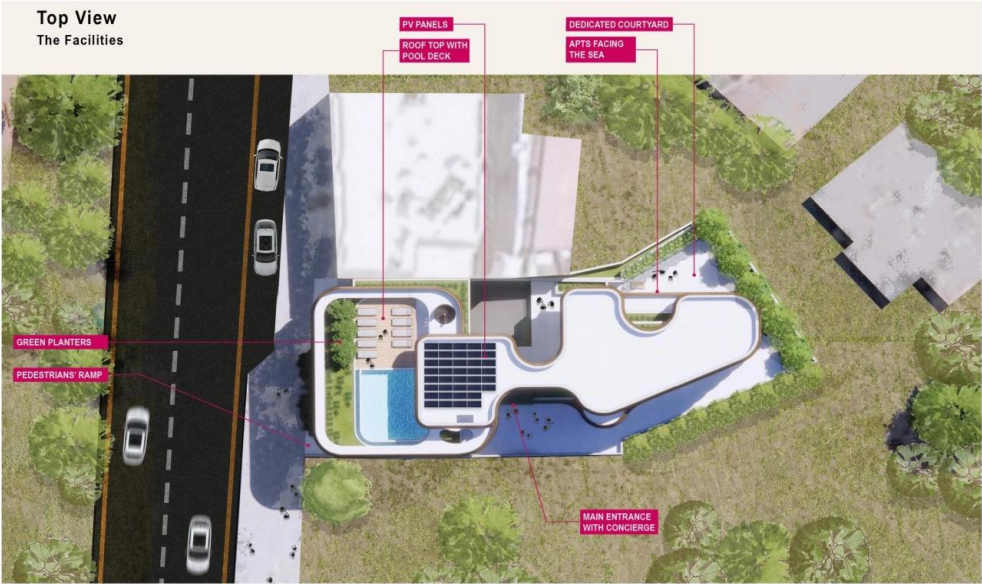
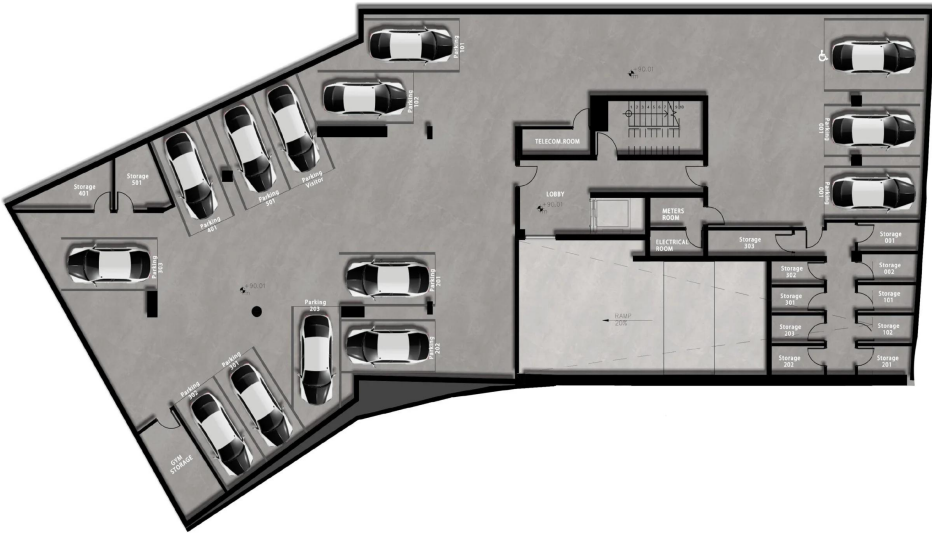
Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€396 000 on Oct 28, 2025







102 3B2T

Total Area:	157.4m ²
Apartment Area:	104.4m ²
Covered Verandas Area:	32.9m ²
Uncovered Verandas Area:	4m ²
Covered Parking:	12m ²
Storage Room:	3.3m ²



101 2B2T

Total Area:	120.7 m ²
Apartment Area:	88.5 m ²
Covered Verandas Area:	16 m ²
Covered Parking:	12 m ²
Storage Room:	3.5 m ²