

## 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	<b>124</b>
Covered Veranda	<b>28</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>5</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>9714</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

Region: **Paphos**

## Price: €538 000 + VAT

VAT for this property is **€26,900** or **€102,220**. 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>~€18 120.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 339.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

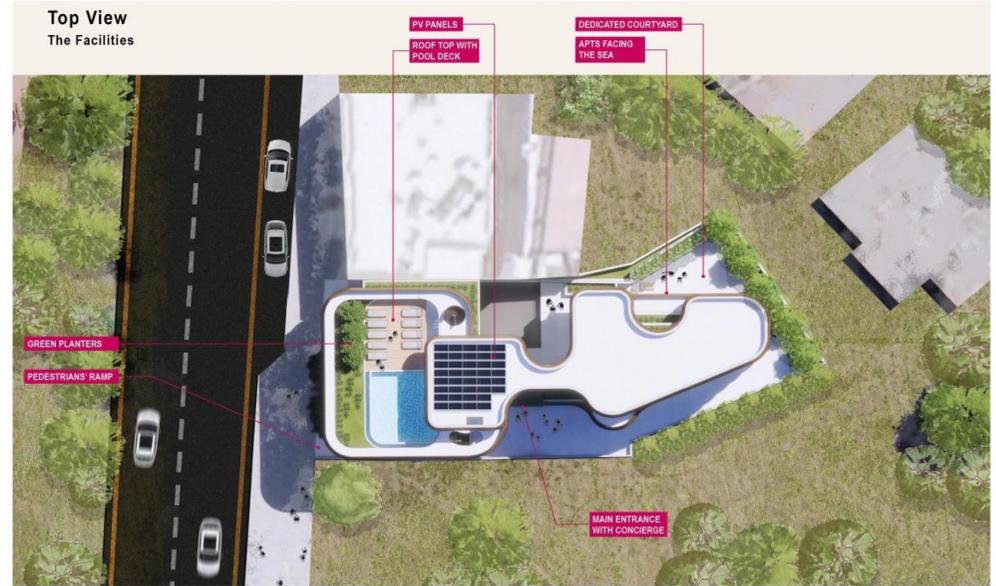
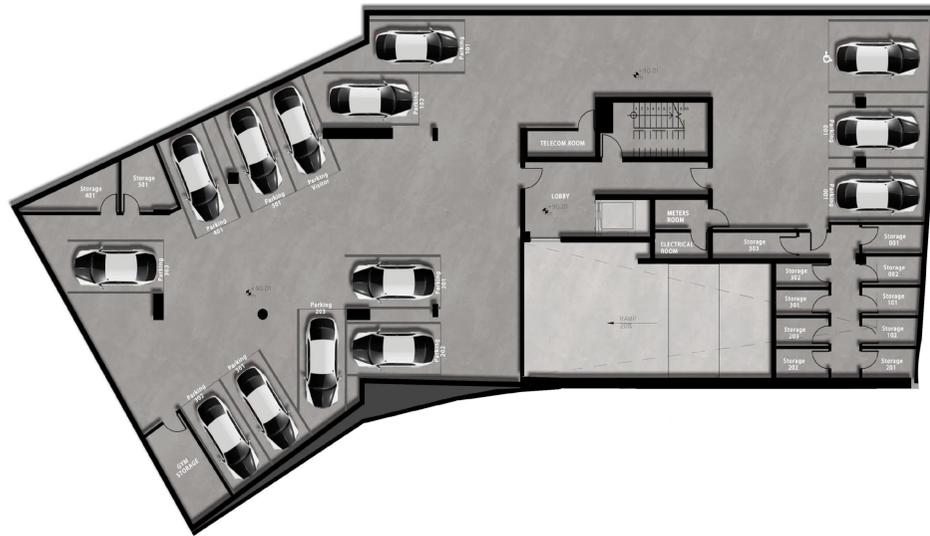
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€538 000 on Oct 28, 2025







**401 2B2T**

Total Area:	159.65 m <sup>2</sup>
Apartment Area:	95.8 m <sup>2</sup>
Covered Verandas Area:	28.4 m <sup>2</sup>
Covered Parking:	12 m <sup>2</sup>
Storage Room:	7.85 m <sup>2</sup>
Green Planters:	15.6 m <sup>2</sup>

