

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

This modern 3-bedroom house, located in the peaceful and desirable area of Emba, Paphos, offers stylish and comfortable living with contemporary features. Built in 2023, the 260 sq.m. fully furnished home blends modern architecture with practical design, featuring a spacious open-plan layout, smart home technology, and high-quality finishes. Ideal for families or professionals, it provides both privacy and excellent access to the city center.

#### Key Features:

- Location: Emba, Paphos – quiet and attractive area
- Property Type: Detached modern house
- Year Built: 2023
- Covered Area: 260 sq.m.
- Bedrooms: 3 spacious rooms

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#### Property Info

Covered Area	<b>160</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>540</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>12445</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

#### Amenities

- Storage room

#### Location

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

**Price: €680 000 + VAT**

VAT for this property is **€39,950** or **€129,200**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 250.00/m<sup>2</sup></b>		

**Representative: 4BuyandSell**

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**Price change history**

€680 000 on Oct 29, 2025







