

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

Nestled within an exclusive gated development in the peaceful area of Emba, this stylish two-bedroom townhouse offers a contemporary living experience just minutes from Paphos and the coastline. Designed for comfort, privacy, and effortless relaxation, the property blends clean modern lines with thoughtful functionality, creating a home that feels both serene and beautifully refined.

The open-plan ground floor is shaped as a bright social space, connecting the living and dining areas to a modern kitchen and the outdoor terrace. Large windows bring in natural light and open onto the private garden with its own swimming pool — an inviting corner for quiet mornings, weekend gathering...



Property Info		Plot / Area Info		Additional info	
Covered Area	119			Reference Number	15369
Covered Veranda	13			Reference Number	19309
			145 Yes	Property type	House
Furnishing	Unfurnished			Condition	<b>Under Construction</b>
Heating	Autonomous Heating, Yes			Bathrooms	2
Air Conditioning	All rooms, Yes				

Amenities Location

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

Coordinates: **34.796169** / **32.421327** 



Price: €395 000 + VAT

VAT for this property is €19,750 or €75,050. 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 None

Price per SQM €3 319.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€395 000 on Nov 20, 2025















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