

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

Covered Area	119
Covered Veranda	13
Furnishing	Unfurnished
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	145
Pool	Yes

Additional info

Reference Number	15369
Property type	House
Condition	Under Construction
Bathrooms	2

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	Common expenses	None
		Price per SQM	€3 319.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€395 000 on Nov 20, 2025





