

## 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	<b>119</b>
Covered Veranda	<b>13</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>145</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>15369</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 319.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€395 000 on Nov 20, 2025









