

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			Property type	House
Furnishing	Unfurnished	Plot area	145	Condition	Under Construction
Heating	Autonomous Heating, Yes	Pool	Yes	Bathrooms	2
Air Conditioning	All rooms, Yes				

Amenities	Location	Region
	Location: Empa	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 Price per SQM	None €3 319.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€395 000 on Nov 20, 2025





