

3 Bedroom House for Sale in Empa, Paphos District

Modern 3-Bedroom Family Villa in Emba, Pafos

This 3-bedroom detached villa in Emba offers a contemporary interpretation of family living, combining elegant design, functional layouts, and the tranquility of a prime residential location. Perfectly suited for permanent residence, it provides the ideal balance of privacy, comfort, and accessibility to everyday amenities.

Design & Layout

The villa is spread across two levels, designed to maximize natural light and create an inviting sense of space. The open-plan living and dining area flows seamlessly into the garden, making it ideal for both family gatherings and entertaining. A thoughtfully designed kitchen with ample ...

Property Info

Covered Area	191
Uncovered Veranda	15
Energy Efficiency	A

Plot / Area Info

Plot area	395
Parking	Covered, Yes

Additional info

Reference Number	235874
Property type	House
Construction Year	2027
Bathrooms	2

Amenities

- Parking

Location

Location: Empa Region: **Paphos**

Price: €525 000 + VAT

VAT for this property is **€42,027** or **€99,750**. 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	~€17 600.00	Common expenses	None
		Price per SQM	€2 749.00/m²		

Representative: MySpace

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Price change history

€560 000 on Nov 25, 2025

€525 000 on Jan 22, 2026







