

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

### 3 BEDROOM HOUSE – MODERN LIVING WITH PRIVATE POOL OPTION

This beautifully designed 3-bedroom house offers spacious contemporary living with the added comfort of privacy and versatility. Featuring a modern architectural style highlighted by sculpted brick screens and board-formed concrete, the home blends aesthetic appeal with functional design. The open-plan living and dining area is expansive and filled with natural light, with large openings that create a fluid connection to the outdoor spaces. Select units come with the luxury of a private swimming pool, enhancing the experience of Mediterranean living. Upstairs, three well-proportioned bedrooms provide comfort and ...

#### Property Info

Covered Area	<b>152</b>
Covered Veranda	<b>17</b>
Uncovered Veranda	<b>16</b>

#### Plot / Area Info

Plot area	<b>170</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>241019</b>
Property type	<b>House</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

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

**Price: €495 000 + VAT**

VAT for this property is **€25,662** or **€94,050**. 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>~€16 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 257.00/m<sup>2</sup></b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

**Price change history**

€495 000 on Dec 4, 2025

