

## 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>153</b> |
| Covered Veranda   | <b>18</b>  |
| Uncovered Veranda | <b>14</b>  |

#### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>164</b>          |
| Parking   | <b>Covered, Yes</b> |

#### Additional info

|                   |               |
|-------------------|---------------|
| Reference Number  | <b>241021</b> |
| Property type     | <b>House</b>  |
| Construction Year | <b>2027</b>   |
| Bathrooms         | <b>2</b>      |

#### Amenities

- Parking

#### Location

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

## Price: €520 000 + VAT

VAT for this property is **€27,427** or **€98,800**. 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>~€17 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 399.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€520 000 on Dec 4, 2025

