


## 2 Bedroom Apartment for Sale in Empa, Paphos District

This residential project in Emba is conceived as a calm, well-balanced living environment rather than a high-density development. One building has already been completed and fully sold, confirming strong demand for the location and concept. Two additional buildings are planned, completing the vision of a private, thoughtfully designed community. 

The architectural layout is deliberately varied. One of the future buildings will rise over four floors, with a single spacious three-bedroom apartment on each level, offering a heightened sense of privacy and exclusivity. The second building is more flexible in scale, arranged over three floors and comprising one-, two- and three-bedroom ap...

### Property Info

Covered Area	<b>97</b>
Covered Veranda	<b>17</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>16294</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Empa      Region: **Paphos**  
**Coordinates:** **34.792282 / 32.427911**

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>~€7 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 680.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€260 000 on Feb 4, 2026





