

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. X

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		Plot / Area Info		Additional info	
Covered Area	97				
Covered Veranda	17				
Floor Number	1	Pool	Common, Yes	Reference Number	16294
Total Number of Floors	3	Parking	Covered, Yes	Property type	Apartment
Furnishing	Unfurnished			Bathrooms	2
Energy Efficiency	A				
Amenities		Location			
• Parking		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	Excluded	Title transfer fee	~€7 000.00	Common expenses	None
		Price per SQM	€2 680.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€260 000 on Feb 4, 2026





