

3 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	148
Covered Veranda	37
Floor Number	1
Total Number of Floors	4
Furnishing	Unfurnished
Energy Efficiency	A

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	16302
Property type	Apartment
Condition	Under Construction
Bathrooms	2

Amenities

- Parking

Location

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

Region: **Paphos**

Price: €392 000 + VAT

VAT for this property is **€19,600** or **€74,480**. 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	None	Common expenses	None
		Price per SQM	€2 649.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€375 000 on Feb 4, 2026
 €387 000 on Feb 13, 2026
 €392 000 on May 14, 2026





