

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

### Property Description ✖

This modern 2-bedroom off-plan apartment offers an excellent opportunity for both end-users and investors. Located on the first floor, the apartment features a spacious and well-planned layout with a covered internal area of 101 sqm, complemented by a 17 sqm veranda, ideal for outdoor relaxation.

The apartment comprises two comfortable bedrooms, two modern bathrooms, and an open-plan living and dining area designed for contemporary living. As an off-plan property, it provides buyers with attractive pricing and strong potential for future capital appreciation.

Residents will enjoy access to a range of communal amenities, including a swimming pool, ...

#### Property Info

Covered Area **101**  
Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Yes**  
Parking **Covered, Yes**

#### Additional info

Reference Number **32672**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**  
View **Sea view**

#### Amenities

- BBQ zone

#### Location

**Location:** Empa  
Coordinates: **34.789351329645 / 32.427047324065**

Region: **Paphos**

## Price: €268 000 + VAT

VAT for this property is **€13,400** or **€50,920**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 653.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€260 000 on Feb 5, 2026  
 €268 000 on Feb 25, 2026



