

## 4 Bedroom House for Sale in Paphos - Emba

Four Bedroom Detached Villa For Sale in Emba, Paphos - with Title Deeds ✖  
 This villa is located in the charming village of Emba, and is set within a mature, landscaped garden that creates a private, tranquil living environment. The property combines generous indoor space with high-quality finishes and modern energy-efficient systems, making it suitable both as a permanent residence and a high-end holiday home. The villa features four bedrooms, including a spacious 22 m2 ground-floor room that can easily be used as a bedroom, office, dining room, or playroom. Interior finishes include granite floor tiles, marble stairs, and electric underfloor heating throughout ...

### Property Info

### Plot / Area Info

Covered Area **220**

### Additional info

Reference Number **epcc5811**

Property type **House**

Condition **Pre-Owned**

Bathrooms **2**

### Amenities

### Location

**Location:** Paphos - Emba      Region: **Paphos**

Coordinates: **34.8 / 32.416667**

## Price: €750 000 + VAT

VAT for this property is **€70,909** or **€142,500**. 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>~€26 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 409.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€750 000 on Feb 11, 2026







