

## 4 Bedroom House for Sale in Empa, Paphos District

Set in the sought-after residential area of Empa, on the outskirts of Paphos, this detached 4-bedroom villa offers privacy, scale, and open Mediterranean views — all within minutes of the coast. 

Positioned on an impressive 5,174m<sup>2</sup> plot, the property provides exceptional outdoor space and long-term value potential. Despite its peaceful setting, the villa is only a short walk from the vibrant seafront strip of Chloraka, where you'll find restaurants, cafés, shops, and everyday amenities. The sandy beaches of Lower Chloraka are also just minutes away.

### Interior Layout

The villa extends to 333m<sup>2</sup> of covered living space, designed for comfort and functionality.

## Price: €1 100 000 + VAT

VAT for this property is **€139,631** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 303.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€1 100 000 on Feb 20, 2026



















