


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 5,174m² 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 333m² 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	Excluded	Title transfer fee	~€40 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€3 303.00/m²		

Representative: FOX

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Price change history

€1 100 000 on Feb 20, 2026















