

3 Bedroom House for Sale in Empa, Paphos District

Set in the attractive Universal area of Paphos, this boutique residential development brings together calm urban living, refined architecture, and everyday convenience in one of the city's most comfortable locations for leisure and infrastructure. Just a short drive from the sea, promenade, beaches, restaurants, and clubs, it also enjoys quick access to the harbour, central shopping, hospitals, and key municipal destinations. The project is designed as a private and thoughtfully composed residential environment, with only two apartments per floor, landscaped green areas, a swimming pool, and a sense of privacy that remains connected to a sociable way of living. Selected residences...



Property Info

Covered Area	176
Covered Veranda	27
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	272
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	16929
Property type	House
Condition	Under Construction
Bathrooms	3

Amenities

- Parking

Location

Location: Empa
 Coordinates: **34.801163 / 32.420429**

Region: **Paphos**

Price: €550 000 + VAT

VAT for this property is **€38,875** or **€104,500**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 125.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€550 000 on Apr 1, 2026





