


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

Discover this beautifully designed villa nestled in the tranquil residential area of Emba, just a short drive from Paphos city center and the sparkling coastline. 

The entrance level welcomes you with an open-plan living area and contemporary kitchen, creating a warm, inviting space, perfect for family gatherings. A guest WC, storage room, and dedicated laundry room complete this thoughtfully designed floor.

Upstairs, retreat to your luxurious master bedroom with private en-suite, while two additional generously proportioned bedrooms share a stylish family bathroom. The upper floor also offers delightful partial sea views, adding a touch of coastal charm to everyday living.

## Price: €415 000 + VAT

VAT for this property is **€41,123** or **€78,850**. 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>€1 797.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€415 000 on Apr 17, 2026



