



#12447

# Modern Four Bedroom Villa in Peaceful Empa Location (12447)

📍 Empa, Paphos

€460,000 +VAT







# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 1		 175 m <sup>2</sup>	
Type	Semi-Detached Villa				
Showers	1				
Toilets	3				
Plot	290 m <sup>2</sup>				
Covered veranda	33 m <sup>2</sup>				
Garden	33 m <sup>2</sup>				
Status	Under construction				
Year of construction	2025				
Furnished	Unfurnished				
Structure	Concrete				
Facade	Concrete				
Energy efficiency rating	 A				

## Description

Modern Four Bedroom Villa in Peaceful Empa Location (12447)

Offered by Lextrus Real Estate, this modern semi-detached villa is currently under construction in the peaceful and sought-after residential community of Empa, with delivery scheduled for 2025. Boasting a well-designed 175 m<sup>2</sup> of internal space, this home combines practical living with sleek, contemporary style—ideal for families or anyone in need of spacious accommodation.

The villa features four generously sized bedrooms and one modern bathroom, all arranged across a bright, open-plan layout that emphasizes natural light and functional living. The design prioritizes both comfort and energy savings, with Energy Efficiency Class A certification for lower operating costs and environmentally conscious living.

Offered unfurnished, the property provides a blank canvas to customize your interiors exactly as you wish. Whether you're creating your family's dream home or making a smart long-term investment, this villa presents exceptional potential.

Property Highlights:

175 m<sup>2</sup> internal area

3 spacious bedrooms

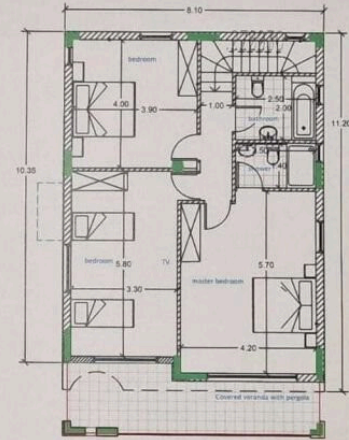
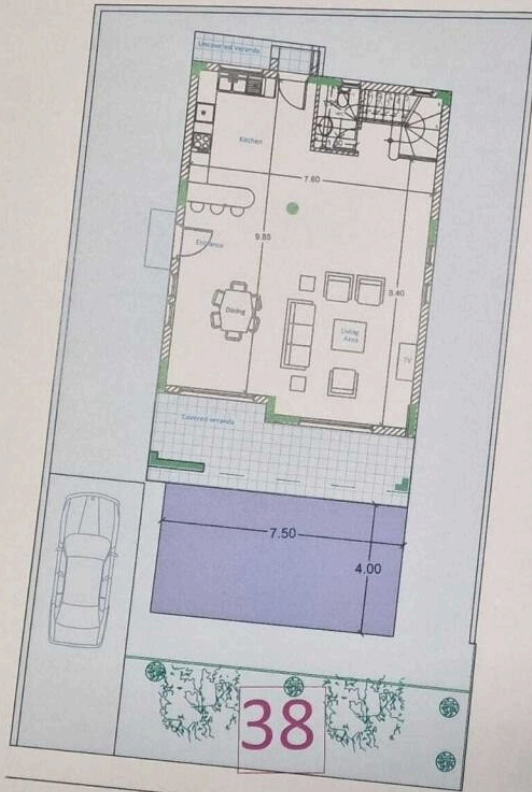
1 contemporary bathroom



# Floor plans

Fair View Gardens

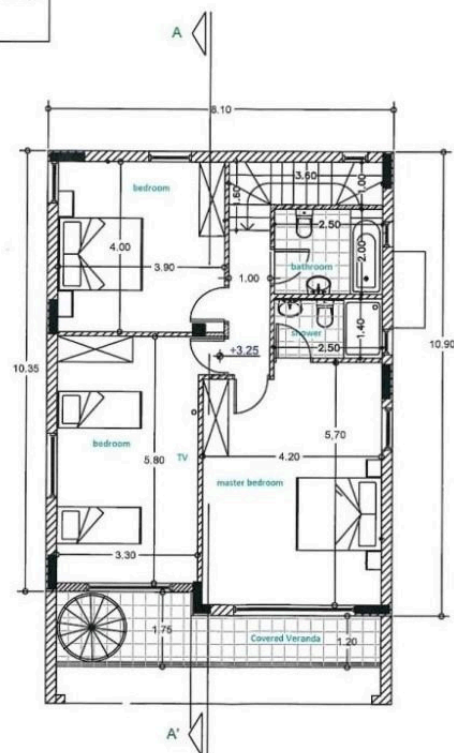
38



TYPE MODERN D2  
4 BED



GROUND FLOOR



FIRST FLOOR



# Additional information

## Facilities

Aircondition, Provision

Parking, Uncovered

## Features

Garden

Guest WC

Investment opportunity

Modern design

Near amenities

Pressurized water system

Quiet area

## Distances

Amenities

 700 m

Airport

 22 km

Sea

 2.5 km

Schools

 1.2 km


Resort

 850 m

## Contact us



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