

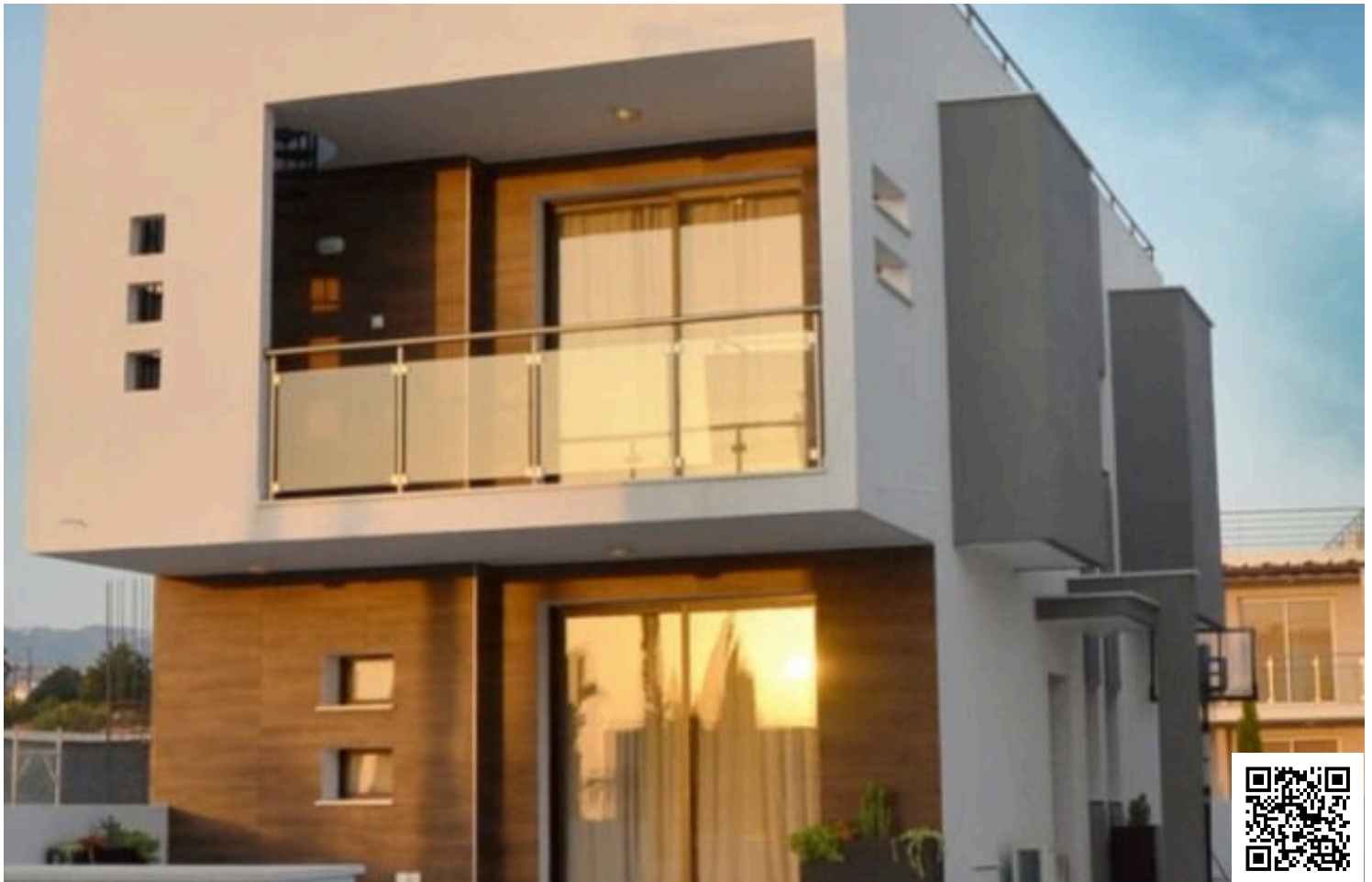


#12448

# Modern Four Bedroom Villa in Peaceful Empa Location (12448)

📍 Empa, Paphos





€450,000 +VAT





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 1		 160 m <sup>2</sup>	
Type	Detached Villa			Year of construction	2025
Showers	1			Furnished	Unfurnished
Toilets	3			Structure	Concrete
Plot	310 m <sup>2</sup>			Facade	Concrete
Status	Under construction			Energy efficiency rating	 A

## Description

Modern Four Bedroom Villa in Peaceful Empa Location (12448)

Offered by Lextrus Real Estate, this modern 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 160 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.

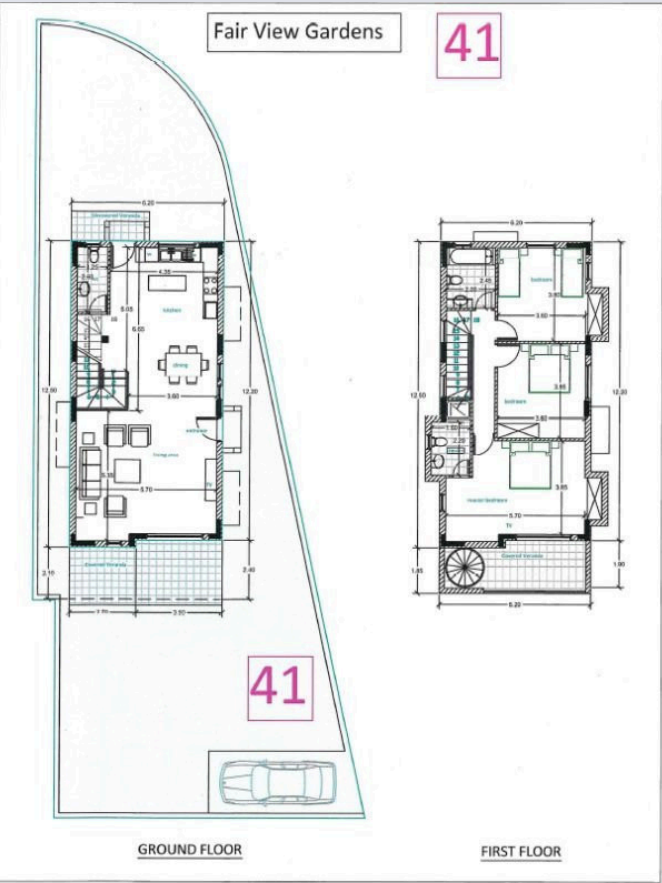
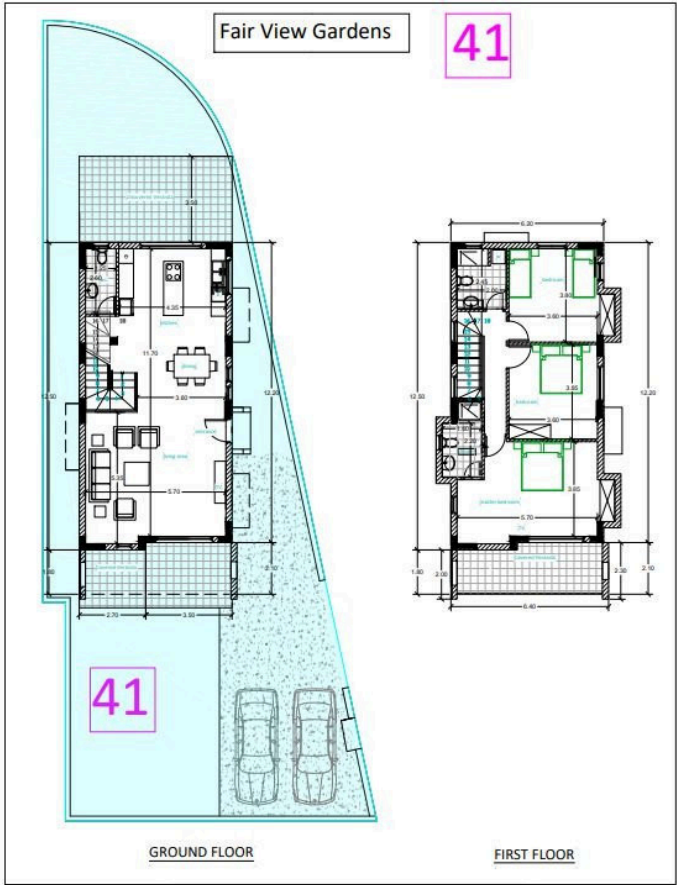
Property Highlights:  
160 m<sup>2</sup> internal area

3 spacious bedrooms

1 contemporary bathroom



# Floor plans



# 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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