



#9668

# Spacious 3 Bedroom Detached Villa For Sale in Empa Paphos (9668)

📍 Empa, Paphos

€480,000 +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 2		 191 m <sup>2</sup>	
Type		Detached Villa			
Toilets		3			
Plot		390 m <sup>2</sup>			
Status		Off plan			
Year of construction		2026			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

## Description

For sale: a stunning detached villa in a sought-after gated complex in Empa. This off-plan property boasts a spacious internal area of 191 m2, designed to offer modern living and comfort. The villa features three well-sized bedrooms and two stylish bathrooms, making it perfect for families or anyone seeking extra space.

Empa is a charming area known for its peaceful atmosphere and close-knit community. Residents enjoy a variety of local amenities, including shops, cafes, and parks. The beautiful surroundings invite outdoor activities and relaxation, while its proximity to the highway ensures easy access to nearby towns and attractions. Embrace the joys of permanent residence in this tranquil and sought-after location, where a serene ambiance meets modern convenience.

This villa, which is energy efficient with an impressive rating of A, provides an excellent opportunity for those looking to invest in a contemporary home that aligns with eco-friendly living. Being an unfurnished property, it offers the perfect blank canvas for you to customize to your personal taste and style.

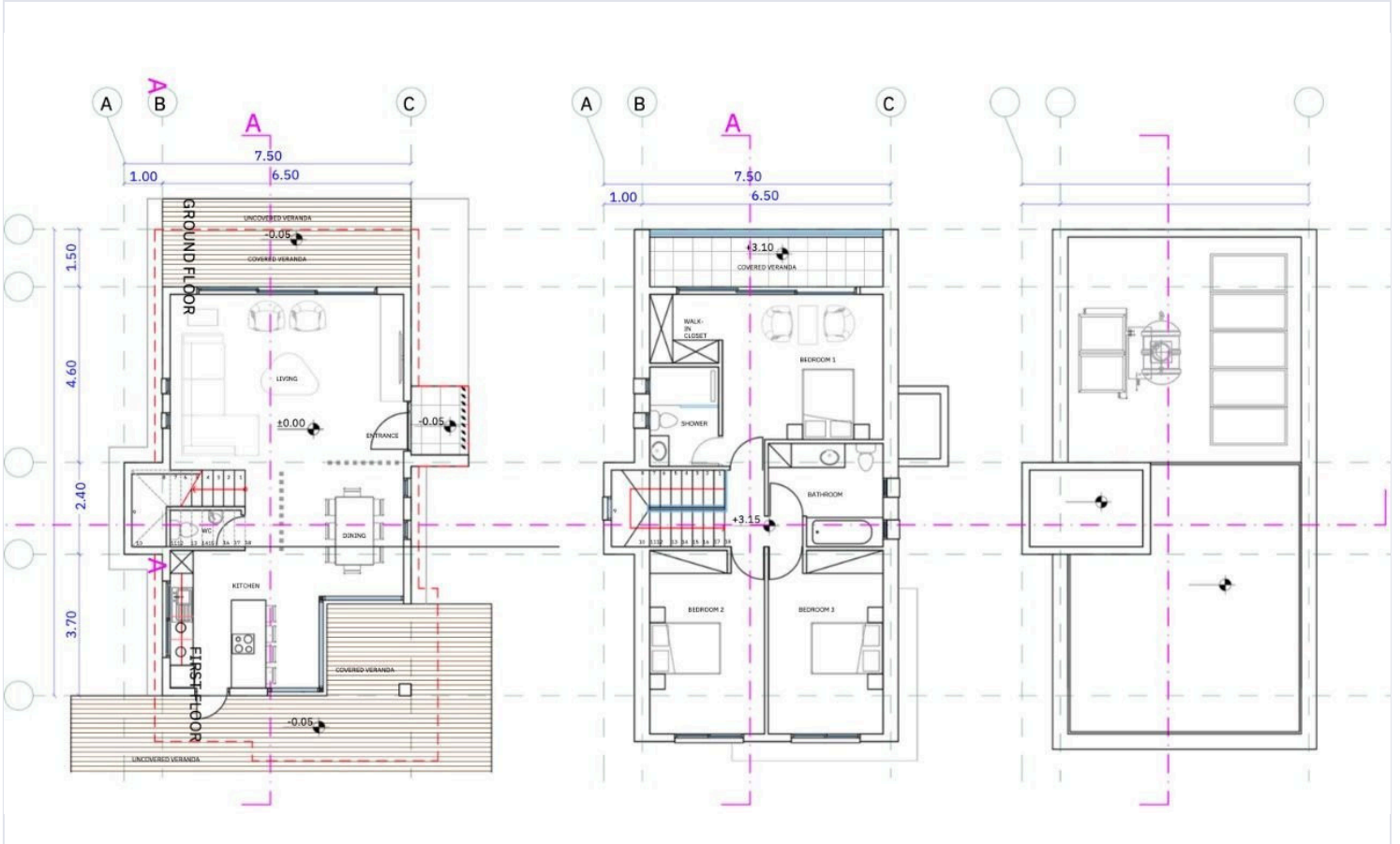
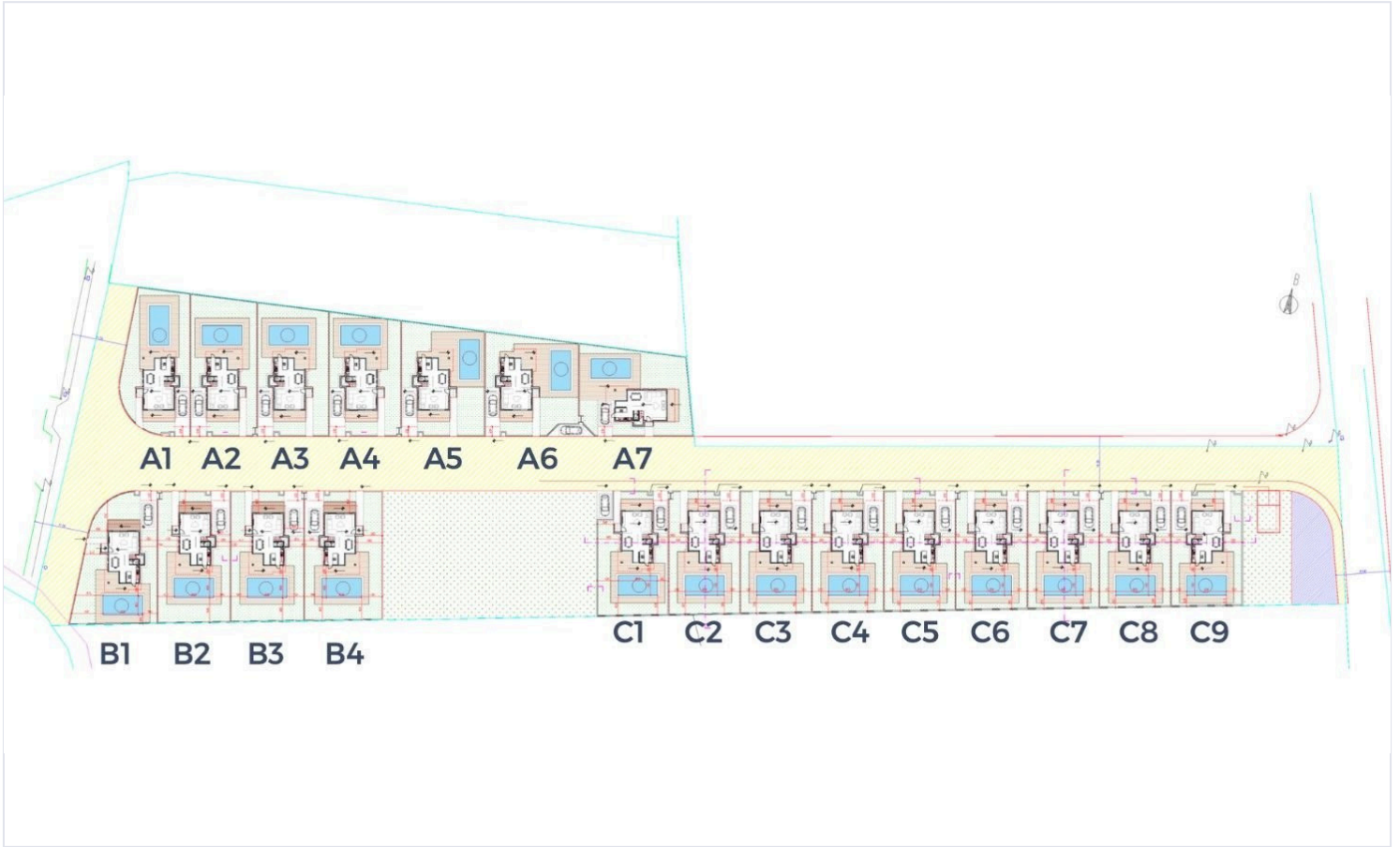
Don't miss out on this incredible opportunity to own a piece of Empa. For more information, contact Lextrus Real Estate today and begin your journey to creating your dream home.

COMPLETION PERIOD: 16 MONTHS END OF 2026.





# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Landscaped garden

Storage

Gated complex

Parking, Covered

Heating, Provision

Solar water heater

## Features

Balcony

Connected to electric mains

Easy access to main roads

Guest WC

Luxury specifications

Thermal insulation

Bright

Double glazing

Garden

Internal stairs

Modern design

Veranda

Combined kitchen and dining area

Easy access to highway

Granite countertops

Investment opportunity

Open plan

Veranda, large

## Distances

Amenities

 800 m

Airport

 12 km

Sea

 3 km

Public transport

 900 m

Schools

 650 m


Resort

 5.5 km

## Contact us



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