



## Brand New Modern Villa in Emba

 Paphos, Empa

#3792





## 1. Content

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<b>Price</b>	€500,000 +VAT	<b>Type</b>	Detached Villa
<b>Bedrooms</b>	4	<b>Bathrooms</b>	4
<b>Covered</b>	210 m <sup>2</sup>	<b>Roof garden</b>	120 m <sup>2</sup>
<b>Plot</b>	600 m <sup>2</sup>	<b>Year of Construction</b>	2024
<b>Title deed</b>	Final approval	<b>Status</b>	Key ready
<b>Energy efficiency rating</b>	A	<b>Area</b>	Paphos, Empa

## Description

For Sale Brand New Modern Designed Villa in Emba village of Paphos Cyprus.  
The House can be ready in 3 months from the signing of the sales agreement.  
Spacious and comfortable 4 bedroom 4 bathroom New House, suitable for Permanent Home or Holiday Home.  
The property comes with Underfloor heating and VRV air conditioning, which are all heat by a heat pump that can be connected to photovoltaic panels.  
Heat pump not included in the selling price. Photovoltaics are not included only the provision.  
On the side of the House going up to the back House is a 700-meter-wide green area.

There is an ensuite bedroom on the ground floor. The other 3 bedrooms are on the 1st floor, all ensuite.  
This property for sale benefits from a big roof terrace with fantastic mountain and Sea Views.  
It is located in a private cul de sac area with easy access to all the facilities.  
The swimming pool is not included in the price. OPTION TO INSTALL ONE.  
Pay only 5% VAT if it is your first house purchase in Cyprus.  
Total covered areas 210 sqm.



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## Facilities

Aircondition, Split system

Heating, Provision

Parking, Covered

Solar water heater

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## Features

Balcony, back

Balcony, front

Corner

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## Distances

**Amenities**

500 m

**Sea**

4 km

## Floor plans

