

3 Bedroom House for Sale in Latchi (Lakki / Latsi), Paphos District

Beachfront Luxury and Timeless Elegance - This Seafront Villa in Latchi



Situated just 50 meters from the crystalline waters of the Mediterranean, this exclusive villa offers an unparalleled living experience in one of Cyprus’s most prestigious coastal enclaves. Located in the elite Akamas Bay Villas community, just moments from the Latchi Yacht Club and the world-renowned Anassa Hotel, this property combines natural beauty, premium design, and world-class amenities.

Architecture & Outdoor Living

Set on an expansive private plot, this villa features lush landscaped gardens, a private swimming pool with a pool bar, and multiple outdoor lounging areas including a ...

| Property Info     |     | Plot / Area Info |     | Additional info   |                    |
|-------------------|-----|------------------|-----|-------------------|--------------------|
| Covered Area      | 276 | Plot area        | 644 | Reference Number  | 1594               |
| Covered Veranda   | 30  | Pool             | Yes | Property type     | House              |
| Uncovered Veranda | 120 | Parking          | No  | Condition         | Under Construction |
| Energy Efficiency | A   |                  |     | Construction Year | 2025               |
|                   |     |                  |     | Bathrooms         | 4                  |
|                   |     |                  |     | View              | Sea view           |

AmenitiesLocation

- Balcony

**Location:** Latchi (Lakki / Latsi)

Region: **Paphos**

Coordinates: **35.040063038647 / 32.380692371833**

## Price: €1 370 000 + VAT

VAT for this property is **€156,061** or **€260,300**. 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>€4 964.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€1 520 000 on Sep 23, 2023  
 €1 370 000 on Sep 10, 2024

