

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

A premium and serene beachfront development in Cyprus, this project is located in the most beautiful part of the island near the Akamas Peninsula. x  
A private haven of outdoor beauty and indoor luxury, with undisturbed views of sparkling blue sea and boundless sky, villas' properties blend harmonious architecture and outstanding design.

Characterised by fresh air and sunlight, the spacious homes are set within exceptionally large, fully landscaped plots, all with distinctive designs, floor to ceiling windows and large terraces. Interiors combine contemporary elegance with traditional Cypriot simplicity, to create a style seamlessly reflecting the natural Mediterranean way of life.<...

### Property Info

Covered Area	<b>407</b>
Covered Veranda	<b>63</b>
Uncovered Veranda	<b>70</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>755</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>4389</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>

### Amenities

- Fireplace

### Location

**Location:** Latchi (Lakki / Latsi)      **Region:** **Paphos**  
**Coordinates:** **35.04001102596 / 32.380646453091**

## Price: €2 150 000 + VAT

VAT for this property is **€297,566** or **€408,500**. 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 Price per SQM	<b>None</b> <b>€5 283.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€2 150 000 on Apr 30, 2025



PLOT SIZE: 755 – 1,153m<sup>2</sup>  
 VILLA SIZE: 402m<sup>2</sup>  
 VILLAS: 18, 19, 20, 21, 22

White volumes that play with light and shadow, creating a sense of depth and space, facing the open sea. Intimate private rooms, light-filled interiors and spacious exterior living areas create a sense of well-being and distinction. Mediterranean style.



Above: CGI of design M2

KEY LEGEND:  
 1 Living / Dining room  
 2 Kitchen  
 3 Bedroom (3)  
 4 Bed (1)  
 5 Bed (1)  
 6 Playroom / Sitting room\*  
 7 Staff room\*  
 8 Garage  
 9 Pool  
 10 Garage  
 \*Suggested use  
 All spaces are for indicative use only

