

## 3 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. 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>276</b>                     |
| Covered Veranda   | <b>30</b>                      |
| Uncovered Veranda | <b>120</b>                     |
| Heating           | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

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

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>4390</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |

### Amenities

- Roof Garden

### Location

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

## 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: 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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€1 370 000 on Apr 30, 2025



PLOT SIZE: 502 – 673m<sup>2</sup>  
VILLA SIZE: 276m<sup>2</sup>  
VILLAS: 28, 41, 43, 44, 51, 52

Making the most of its advantageous location at the height of the development, its design transforms the ascending access into an unfolding sequence of different viewpoints. Extraordinary views to open and form all areas & outdoor spaces, beginning of the sheer entrance, crossing through the walled ground floor and swimming pool, and reaching the peak of the panoramic roof garden.



Above: C30 of design A4

- KEY LIST
1. Living / Dining room
  2. Kitchen
  3. Bedroom (B)
  4. Master bedroom
  5. Porcelain / sitting room
  6. Bath room
  7. Car port

\*Suggested use  
All areas are for indication only



Landscape view - A4

For design A4, the floorplans are the main image of those shown here



Site view



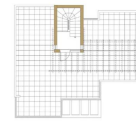
Lower ground floor - A4



Ground floor - A4



First floor - A4



Roof terrace - A4