


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

This premium villa is part of an exclusive beachfront development near the Akamas Peninsula, offering privacy, tranquility, and uninterrupted views of the Mediterranean Sea. Designed as a perfect balance between indoor luxury and outdoor beauty, it blends modern architecture with timeless elegance. 

Spacious interiors feature 4 bedrooms, open living areas with floor-to-ceiling windows, and large terraces that fill the home with natural light and sea breezes. The design combines contemporary comfort with touches of traditional Cypriot style, reflecting the relaxed Mediterranean way of life.

Set on an expansive landscaped plot, the villa offers private outdoor spaces for relaxa...

### 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>935</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>9099</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: €2 200 000 + VAT

VAT for this property is **€304,486** or **€418,000**. 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>€5 405.00/m<sup>2</sup></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

€2 200 000 on Sep 26, 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 shadows in combination with the panoramic facing the open sea. 11 private rooms, light-filled interior and spacious exterior living areas create a villa with a distinguished Mediterranean aura.

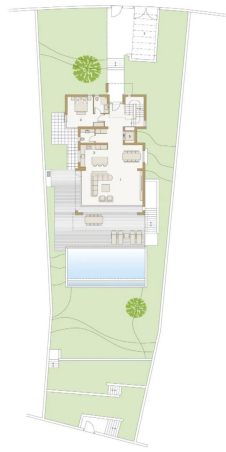


Source: CSD of design 3D2

KEY LIST

- 1. Living / Dining room
- 2. Kitchen
- 3. Bedroom (3)
- 4. Master bedroom
- 5. Lift
- 6. Playroom / sitting room\*
- 7. Staff room\*
- 8. Car port
- 9. Void

\*Suggested use  
 All areas are for residential use only.



360 view