

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

Situated near the breathtaking Akamas Peninsula, this premium beachfront villa offers the perfect balance of outdoor beauty and indoor luxury. X  
With uninterrupted views of the Mediterranean Sea and endless sky, it combines harmonious architecture with timeless design.

The villa features 3 spacious bedrooms, expansive living areas with floor-to-ceiling windows, and large terraces that seamlessly connect the interior with the surrounding landscape. Set on a generously sized, fully landscaped plot, the home is filled with natural light and fresh air.

Its interiors blend contemporary elegance with touches of traditional Cypriot style, creating a warm and refined atmosphere that r...

### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>253</b>                     |
| Covered Veranda   | <b>28</b>                      |
| Uncovered Veranda | <b>90</b>                      |
| Heating           | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>460</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>9100</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |

### Amenities

- Roof Garden

### Location

**Location:** Latchi (Lakki / Latsi) Region: **Paphos**  
**Coordinates:** **35.04010765263 / 32.380850225682**

## Price: €1 360 000 + VAT

VAT for this property is **€145,515** or **€258,400**. 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<br>Price per SQM | <b>None</b><br><b>€5 375.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€1 360 000 on Sep 26, 2025



## DESIGN A5/A5R

PLOT SIZE: 420 - 673m<sup>2</sup>  
 VILLA SIZE: 252m<sup>2</sup>  
 VILLAS: 42, 45-50

According to the view from street level, coming from the garden, the eye sees a parking through the balcony level and driving of the roof garden. The journey through the villa is a journey through the Mediterranean nature in all its glory, from the scents of the garden, to the panoramic sea and sunsets, to the views from the rooftop garden of sunsets.



Above: CG of design A5

KEY LIST  
 1 Living / Dining room  
 2 Kitchen  
 3 Bedroom (2)  
 4 Master bedroom  
 5 Playroom / Sitting room  
 6 Staff room  
 7 Car port  
 \*Subject to planning  
 All prices are indicative use only



Sea view

