

## 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. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 375.00/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>
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## 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 villa form itself, level, sitting of the terrace & exterior living areas, passing through the bedroom level and sitting of the roof garden, the journey becomes an experience of enjoying the Mediterranean culture in all its glory, from the sounds of the garden, to the panoramic sea and mountain views from the rooftop garden of sunset.



Below: City of Nicosia

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

\*Suggested use  
All rooms are for residential use only



Landscape view - A5

For design A5R, the floorplans are the mirror image of those shown here

360° view



Lower ground floor - A5



Ground floor - A5



First floor - A5



Roof terrace - A5