


## 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/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

€1 360 000 on Sep 26, 2025



## DESIGN A5/A5R

PLOT SIZE: 420 – 673m<sup>2</sup>  
 VILLA SIZE: 262m<sup>2</sup>  
 VILLAS: 42, 45-50

According to the site from street level, zoning of the terrace & external living areas, passing through the bedroom level and ending at the roof garden. This journey becomes an experience of enjoying the Mediterranean culture in full light, from the assets of the garden, to the panoramic sea and mountain views from the rooftop garden of sunset.



Above: Cut of elevation



Landscape view - A5

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

\*Suggestive use  
 Above use for kitchen area only

For design A5S, the floorplans are the mirror image of those shown here.

↓  
 Site view



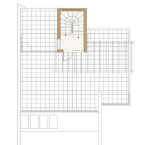
Lower ground floor - A5



Ground floor - A5



First floor - A5



Roof terrace - A5