


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

This amazing villa is located on the first line to the sea in a gated community in the area of Latchi, Polis, in the western part of Cyprus. The villa has its own private beach, which creates a special atmosphere of peace and luxury. On an area of 425 sq.m. there are 5 spacious bedrooms, 5 bathrooms, one of which has a SPA area, 5 balconies and living areas. 

The villa has two main entrances on different levels. On the upper level there is a guest toilet, a large fully equipped kitchen and a main living room with a fireplace, as well as 2 en-suite bedrooms. From the main living room you enter a magnificent furnished terrace with endless sea views. The second living room, equipped wit...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>322</b>
Covered Veranda	<b>59</b>
Uncovered Veranda	<b>123</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

Plot area	<b>1700</b>
Pool	<b>Yes</b>

Reference Number	<b>5292</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

**Location:** Latchi (Lakki / Latsi)      Region: **Paphos**  
**Coordinates:** **35.03995 / 32.380709**

## Price: €3 500 000 + VAT

VAT for this property is **€436,739** or **€665,000**. 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>€10 870.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€3 500 000 on Oct 8, 2025



