

## 4 Bedroom House for Sale in Neo Chorio Pafou, Paphos District

This elegant villa is set within the prestigious Akamas Bay Villas, one of Cyprus's most exclusive beachfront developments located in the in the most beautiful and unspoiled part of the island, in the sought after area of Latchi. Being an ideally located corner villa, it offers unrivalled exclusivity, maximum privacy and unobstructed sea views.



Just 1 km from Latchi harbor and the 5-star Anassa hotel, and a convenient 40 km from Pafos, the location is both secluded and accessible. The villa features a roof terrace with a Jacuzzi, providing a perfect retreat with panoramic views. Inside, indulge in modern amenities such as a fireplace, smart-home technology for lighting a...

### Property Info

|                   |                             |
|-------------------|-----------------------------|
| Covered Area      | <b>269</b>                  |
| Covered Veranda   | <b>29</b>                   |
| Uncovered Veranda | <b>21</b>                   |
| Furnishing        | <b>Furnished</b>            |
| Heating           | <b>Central Heating, Yes</b> |
| Air Conditioning  | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>680</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>7697</b>      |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2016</b>      |
| Bathrooms         | <b>4</b>         |

### Amenities

- Fireplace

### Location

**Location:** Neo Chorio Pafou      Region: **Paphos**  
**Coordinates:** **35.040048 / 32.38149**

## Price: €1 725 000 + VAT

VAT for this property is **€193,085** or **€327,750**. 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>~€65 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 413.00/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

€1 725 000 on Oct 8, 2025

























