

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

Reference ID: #SA31002 Price details: €1,150,000 The property is a seaside luxury villa in Latchi. It is part of a seafront project. It has a covered area of 207sqm and is built on a plot of 895sqm. It consists of 3 bedrooms, 5 bathrooms, swimming pool and garden. The property enjoys spacious, light-filled living and entertainment areas, en-suite bathrooms to all bedrooms, generously sized balconies, magnificent roof garden, infinity pool and a large garden. The villa has a large basement with two extra rooms that can be used as entertainment room, office, or gym. The villa offers unobstructed sea views. It is located only 3mins away from Latchi Harbour, fish taverns, restaurants, bars and al...

#### Property Info

Covered Area	<b>222</b>
Covered Veranda	<b>15</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

#### Plot / Area Info

Plot area	<b>895</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

#### Additional info

Reference Number	<b>SA31002</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

#### Amenities

- Storage room

#### Location

**Location:** Latchi (Lakki / Latsi) Region: **Paphos**  
 Coordinates: **35.040869692603 / 32.383196444876**

## Price: €1 150 000 + VAT

VAT for this property is **€109,716** or **€218,500**. 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>~€42 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 180.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€1 300 000 on Oct 19, 2023  
 €1 200 000 on Sep 12, 2024  
 €1 150 000 on Nov 5, 2024





