

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

For sale a three-bedroom villa of 185 m<sup>2</sup> on a plot of 642 m<sup>2</sup> in Latchi, Paphos. The villa occupies 3 levels and includes 3 double bedrooms with private bathrooms (two in the main house and one in a separate guest suite on the lower level), a spacious open living room with a dining area and fireplace, a fully equipped kitchen, a guest bathroom, a covered raised veranda with sea views, terraces, a private 10x4 m overflow pool with a pool shower, well-kept garden and parking area on a private driveway. The residence is fully furnished, equipped with Miele household appliances, VRV air conditioning system, electric underfloor heating on the upper levels, built-in Iroko wood cabinets, intern...

| Property Info     |                       | Plot / Area Info |                     | Additional info  |                  |
|-------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area      | <b>185</b>            |                  |                     | Reference Number | <b>191796</b>    |
| Furnishing        | <b>Furnished</b>      |                  |                     | Property type    | <b>House</b>     |
| Energy Efficiency | <b>A</b>              | Parking          | <b>Covered, Yes</b> | Condition        | <b>Pre-Owned</b> |
| Air Conditioning  | <b>All rooms, Yes</b> |                  |                     | Bathrooms        | <b>3</b>         |

| Amenities | Location  |
|-----------|---|
|           | <b>Location:</b> Latchi (Lakki / Latsi) Region: <b>Paphos</b> |

## Price: €1 800 000 + VAT

VAT for this property is **€137,676** or **€342,000**. 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<br>Price per SQM | <b>~€68 600.00</b><br><b>€9 730.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€1 800 000 on Dec 5, 2025



