

## 354m<sup>2</sup> House for Sale in Latchi (Lakki / Latsi), Paphos District

Beachfront Villa for Sale in Latchi - Prime Location near Latchi Marina 

A rare opportunity to acquire a beachfront villa in Latchi, one of the most desirable coastal locations in the Paphos district of Cyprus. Situated just 200 meters from Latchi Marina, this spacious property offers direct proximity to the beach, unobstructed sea views and easy access to the Akamas Peninsula.

The villa is positioned on a 770 sqm plot and offers 354 sqm of covered living space, designed for comfortable living and entertaining. The property includes 7 bedrooms and 4 bathrooms, making it ideal as a large family residence, holiday home, or investment property for holiday rentals.

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### Property Info

Covered Area **354**  
Furnishing **Furnished**

### Plot / Area Info

Plot area **770**

### Additional info

Reference Number **33025**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **4**

### Amenities

#### Location

**Location:** Latchi (Lakki / Latsi)      Region: **Paphos**  
Coordinates: **35.03402 / 32.425447**

## Price: €1 550 000 + VAT

VAT for this property is **€202,551** or **€294,500**. 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>~€58 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 379.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€1 550 000 on Mar 7, 2026







