


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

Situated near the breathtaking Akamas Peninsula, this premium beachfront villa offers the perfect balance of outdoor beauty and indoor luxury. With uninterrupted views of the Mediterranean Sea and endless sky, it combines harmonious architecture with timeless design. 

The villa features 3 spacious bedrooms, expansive living areas with floor-to-ceiling windows, and large terraces that seamlessly connect the interior with the surrounding landscape. Set on a generously sized, fully landscaped plot, the home is filled with natural light and fresh air.

Its interiors blend contemporary elegance with touches of traditional Cypriot style, creating a warm and refined atmosphere that r...

Property Info

Covered Area	253
Covered Veranda	28
Uncovered Veranda	90
Heating	Underfloor Heating, Yes

Plot / Area Info

Plot area	489
Pool	Yes

Additional info

Reference Number	12331
Property type	House
Condition	Brand New

Amenities

- Roof Garden

Location

Location: Latchi (Lakki / Latsi) Region: **Paphos**
Coordinates: **35.04010765 / 32.38085023**

Price: €1 360 000 + VAT

VAT for this property is **€145,515** or **€258,400**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€5 375.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
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Price change history

€1 360 000 on Mar 17, 2026



DESIGN A5/A5R

PLOT SIZE: 420 – 673m²
 VILLA SIZE: 252m²
 VILLAS: 42, 45-50

According to the site from street level, zoning of the terrace & exterior living areas, passing through the bedroom level and ending at the roof garden. This journey becomes an experience of enjoying the Mediterranean culture in full light from the assets of the garden, to the panoramic sea and mountain views from the rooftop garden of sunset.



Above: Cut of elevation



Landscape view - A5

For design A5S, the floorplans are the mirror image of those shown here.



Lower ground floor - A5



Ground floor - A5



First floor - A5



Roof terrace - A5

- KEY LIST
1. Living / Dining room
 2. Kitchen
 3. Bedroom (B)
 4. Master bedroom
 5. Program / sitting room*
 6. Bath room*
 7. Car port

*Suggestive use
 **Area reserved for kitchen use only