



## SUPERIOR REAL ESTATE - CYPRUS

Shops 3-6, Laiki Bank Complex, 10 Apostolou Pavlou Ave, 8046, Paphos  
Free phone (Local): 8000 8000, Tel: +357 2695 5554, Fax: +357 2693 0610

Reference No. S-14131



### 6 BDR villa for sale in Latchi

**EUR 2,713,000**

City: Paphos	Covered: 265m <sup>2</sup>
Area: Latchi	Title deeds: Yes
Type: Villa	Sale type: New
Bedrooms: 6	Kitchen: Fitted
Bathrooms: 6	Furnished: No
Pool: Private	Parking: Private Covered
Plot: 1021m <sup>2</sup>	Views: Sea views

\* NEW! \* Luxury Waterfront Property \* 4 Bedrooms + 2 rooms in a basement \* En-Suite Bathrooms \* Minutes Away from Entertainment & Amenities \* Private Infinity Swimming Pool \* Air-Conditioning \* Heating \* Roof Garden \* Plot Size 1021m<sup>2</sup> \* Covered 265m<sup>2</sup>

The style of these spacious beachfront homes is reflected in the open floor plan, offering great versatility and with mesmerising views creates an enchanting environment for easy, relaxed waterfront living. Conveniently located near fine restaurants, marina, boutique shopping and a short distance to the nearest golf course, this extraordinary property is just minutes away from the picturesque town of Polis. Boating and fishing enthusiasts will appreciate Latchi marina with its variety of water sport facilities.

Spacious lounge dining area and Italian styled kitchen with granite worktops. The substantial five bedroom bungalows and villas are positioned on large plots leading directly to the water's edge. Enjoy, spacious, light-filled living and entertaining areas, en-suite bathrooms to all bedrooms, generously sized balconies, magnificent roof gardens and an infinity pool all set in large private gardens making Mediterranean indoor and alfresco living a real delight. In addition the large basement offers the option for extra bedrooms, entertainment rooms or study.

The Akamas Peninsula is one of the last remaining natural areas on the island and is protected by UNESCO. You can swim, cycle, walk and explore this beautiful area of the island, where you will find a wild untouched landscape, amazing natural beauty, deep gorges, stunning sandy bays and of

**Call +357 2695 5554 or email [paphos@cyprus-realestate.net](mailto:paphos@cyprus-realestate.net) for more information**

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course many hundreds of plant and bird species, mammals and reptiles. The harbour and marina of Latchi boasts an array of fish restaurants which would excite the palate of most discerning gourmets.

Close to Polis town, which is well served with an extensive choice of shops, supermarkets, banks, schools, medical services and fine restaurants.

Plot Size 1021m<sup>2</sup>

Total Covered Area 265m<sup>2</sup>

Covered Verandas 1.5m<sup>2</sup>

Uncovered Verandas - 28m<sup>2</sup>

Roof Garden - 93m<sup>2</sup>

Advanced under-floor heating system

Feature wood-burning fireplace

Roof Garden with Jacuzzi provision

Guaranteed Title Deeds

12 months workmanship guarantee

10 year structural guarantee

Tailored payment terms

Ideal for Investment ,Permanent or Holiday Residence.

Delivery within 3 Months from the signing of Contract.

Choice of Specification according to personal choice.

Vat Free.

New Build.

Latchi, Polis District .

Listed Price from €2,500,000

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