

RESIDENTIAL LAND FOR SALE



Marathounta

Marathounta, Paphos

Cyprus

Asking Price

€400,000

Parcel Size **12,821 Sq**
M

Date Listed **12/03/2024**

Listing ID **GL-1733211504**

Listed by: Bezino Trading Ltd

For more information, visit:

<https://www.globallistings.com/11989938>

Overview

We are delighted to offer this exceptional plot of residential land, perfectly situated between the charming villages of Episkopi and Marathounta.

Now at €400.000 - Was €420.000

This expansive land spans 12,821 square meters and boasts a generous frontage of 77 meters adjacent to a public road, ensuring easy access.

Property Details:

-Zone: G3/P1a

-Building Density: 20%

-Coverage Ratio: 15%

-Floor Allowance: 2 floors

-Maximum Building Height: 8.3 meters

-Surface: Smooth and flat

Key Features:

Proximity to Villages: Just 2.5 km from Episkopi Village and Marathounta Center, offering a blend of tranquility and convenience.

Accessibility: Excellent road access with a broad frontage, making it ideal for residential development.

Development Potential: With a building density of 20% and a coverage ratio of 15%, this land presents a fantastic opportunity for creating a spacious residential project.

Scenic Location: The land's flat surface provides an ideal canvas for construction.

Ideal for Privacy: This plot is perfect for homeowners seeking privacy and relaxation, offering ample space and a serene environment.

Developer's Dream: With favorable zoning regulations and substantial development potential, this land is also an excellent investment for developers.

Nearby Amenities:

Airport: Paphos International Airport - 12 km

Education: Episkopi Primary School - 2.5 km, Paphos International School - 10 km

Recreation: Nearby parks and recreational facilities - 3 km, Minthis Hills Golf Resort in Tsada - 12 km

Healthcare: Paphos General Hospital - 8 km

This plot of land is ideal for homeowners seeking a private and relaxing retreat or developers looking to invest in a serene yet accessible location with significant growth potential.

Don't miss the chance to create a unique residential community in this picturesque part of Cyprus.

Reference number: 25443

Share: No

Density: 20

Coverage: 15

Land type: Plot

Plot area: 12821 m²

Plot Type: Residential

Postal code: 8520

Planning zone: p1

Online viewing: No

Square meter price: €31/m²:

Contact

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Phone

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