

#4654

# Development Plot for Sale in Paphos City Centre | 931 m<sup>2</sup> Investment Land

 Paphos (center), Paphos

€1,195,000 +VAT



**931 m<sup>2</sup>**  
**DEVELOPMENT PLOT**  
**PAPHOS CITY CENTRE**

-  HEART OF CITY CENTRE
-  **180%** BUILDING DENSITY
-  **70%** COVERAGE FACTOR
-  **4** FLOORS
-  **13.1 m** MAXIMUM HEIGHT
-  SUITABLE FOR RESIDENTIAL OR COMMERCIAL DEVELOPMENT
-  EXCELLENT INVESTMENT OPPORTUNITY



 **UNIQUE**  
CYPRUS HOMES



# Overview

## Specifications

Area

 **931 m<sup>2</sup>**

Type	<b>Building Plot</b>	Title deed	<b>Yes</b>
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## Description

An exceptional investment opportunity to acquire a prime 931 m<sup>2</sup> development plot located in the heart of Paphos City Centre, Cyprus.

The property benefits from a highly attractive planning zone allowing a building density of 180%, coverage factor of 70%, construction of up to 4 floors, and a maximum building height of 13.1 metres. These development parameters make the plot suitable for a residential apartment building, offices, mixed-use development, student accommodation, or other commercial projects, subject to planning approval.

Situated in one of the most sought-after locations in Paphos, the plot enjoys immediate access to government offices, banks, schools, universities, supermarkets, restaurants, shopping facilities, public transport, and the main road network. Paphos Harbour, tourist areas, and beaches are only a short drive away.

With the continuous growth of the Paphos property market and increasing demand for modern apartments and commercial space, this property represents an excellent opportunity for developers and investors seeking strong long-term returns.

### Key Features

? Plot Size: 931 m<sup>2</sup>

? Building Density: 180%

? Coverage Factor: 70%



# Additional information

## Features

City view

Corner

Easy access to highway

Easy access to main roads

Heart of city center

Investment opportunity

Near amenities

Near bus route

Prime land

## Distances

Amenities

 100 m

Airport

 22 km

Sea

 2 km

Public transport

 100 m


## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Res	70%	180%	14.1 m	4	-

## Contact us



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