

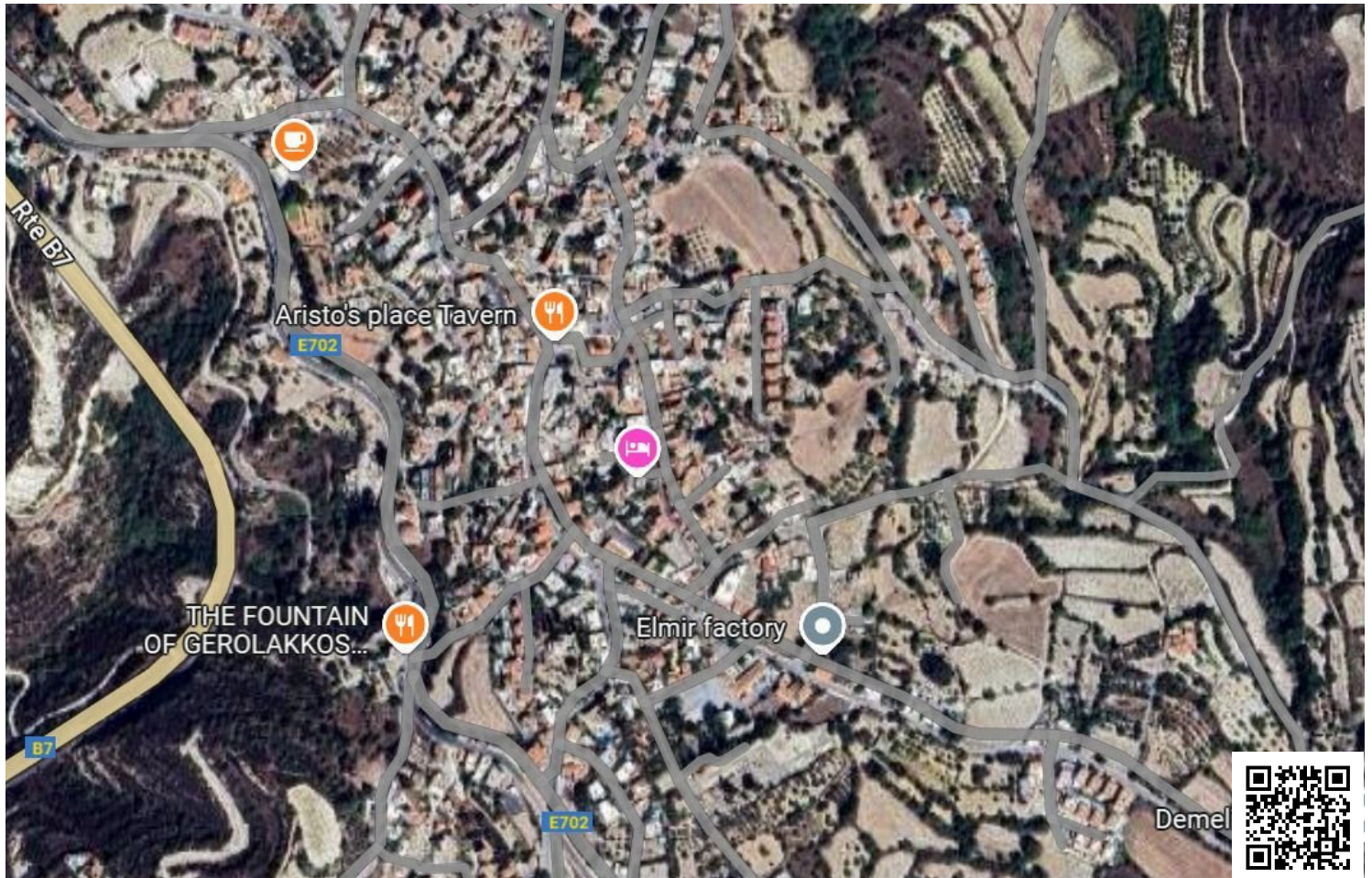


#10996

# Investment Opportunity: Prime Residential Plot with Existing Structure (10996)

📍 Tsada, Paphos

€189,800



# Overview

## Specifications

Area		400 m <sup>2</sup>	
Type	Building Plot	Title deed	Yes

## Description

Investment Opportunity: Prime Residential Plot with Existing Structure (10996)

- ? Price: €189,900
- ? Location: Residential Zone H1
- ? Plot Size: 400m<sup>2</sup>
- ? Building Coefficient: 120%
- ? Coverage: 70%

This 400m<sup>2</sup> residential plot offers a fantastic opportunity for development, situated in Zone H1 with a 120% building coefficient and 70% coverage. The existing single-story building spans 147m<sup>2</sup>, with 32m<sup>2</sup> covered verandas, leaving ample room for expansion.

- Development Potential:
- ? Total Buildable Area: Up to 480m<sup>2</sup>
  - ? Remaining Coverage Available: 111m<sup>2</sup>

- ? Options for:
- Expanding the existing structure
  - Adding additional floors
  - Constructing up to three residences

The property’s northeast positioning leaves a spacious southern yard, ideal for future designs following bioclimatic principles.



# Additional information

## Features

Connected to electric mains

Easy access to main roads

Investment opportunity

## Distances

Airport



25.6 km

Sea



11 km

Schools



300 m

Resort



11.5 km


## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
H1	70%	120%	11.4 m	3	-

## Contact us



**Stavroula Michail**

 (+357) 99810880

 stavroulamichail.lextrus@gmail.com

