

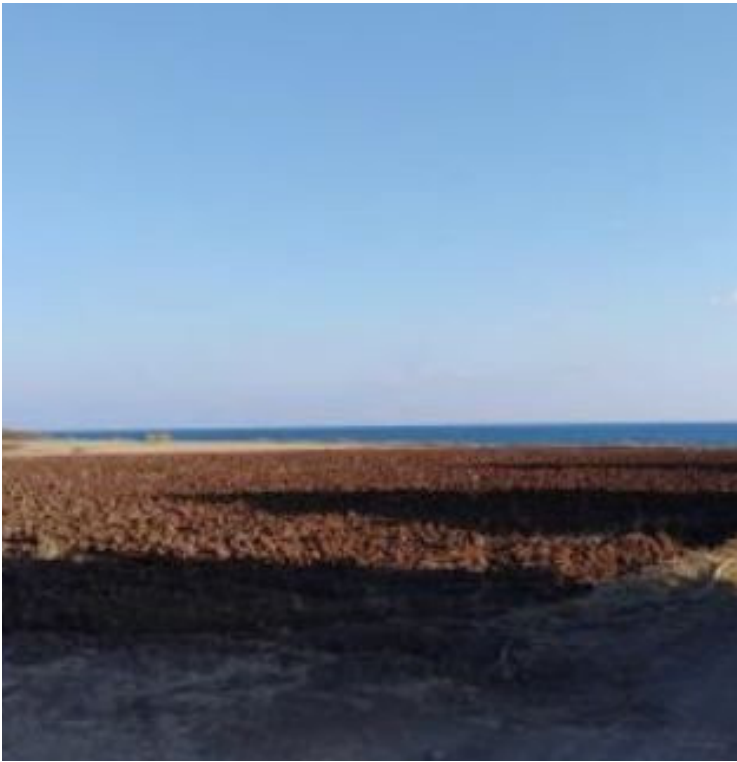
#11132

# Field in Timi, Paphos (11132)

📍 Timi, Paphos

€831,000 +VAT





# Overview

## Specifications

Area		[ ] 24081 m <sup>2</sup>	
Type	Field	Title deed	Yes

## Description

Field in Timi, Paphos (11132)

The asset is located c. 420m southeast of Timi – Paphos airport road, c. 2,2k, east of Paphos airport and c. 2,3km south of the Timi’s centre.

The asset has an area of 24,081sqm and benefits from c.117m sea frontage on its south border. It has a rather regular shape and a smooth flat surface and offers nice sea view. Part of the asset (c. 5,700sqm) falls within the beach protection zone while another part of the asset falls within Paphos Airport Public Safety Zone, which only permits limited uses. The asset is landlocked.

62% of the Asset is part of a restrictive zone, the Airport safety zone of 2,300m.

23% of the Asset is part of the Coastal Protection zone.

15% of the Asset may be developed for a tourist use. This rate translates into 3,585 sq.m. As a result, the allowable density for any type of development should fit into the available land strip of 1,800 sq.m., of a net structure depth (without balconies) of 17 meters.

The immediate area comprises of agricultural and undeveloped parcels of land.

The property has the potential to be covered by all utility services (water, electricity and telecommunication).

The asset falls within planning zone T3γ:

- Hotels 25% building density, 20% coverage, 3 floors and a maximum height of 13,1m.
- Touristic village with 20% building density, 20% coverage, 2 floors and a maximum height of 8,3m.
- Houses with 20% building density, 20% coverage, 2 floors and a maximum height of 8,3m.



# Additional information

## Features

Connected to electric mains

Easy access to highway

Easy access to main roads

Sea front

Sea view

## Distances

Amenities



420 m

Airport



2.2 km

## Contact us



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