

#7312

# Prime Development Opportunity in Paphos (7312)


📍 Kato Paphos, Paphos

€5,200,000 +VAT



# Overview

## Specifications

|                                                                                                      |       |            |     |
|------------------------------------------------------------------------------------------------------|-------|------------|-----|
| Area                                                                                                 |       |            |     |
|  8430 m <sup>2</sup> |       |            |     |
| Type                                                                                                 | Field | Title deed | Yes |

## Description

Prime Development Opportunity in Paphos (7312)

Priced at €5,200,000 +VAT

Seize the chance to invest in a premier mixed-use development site in the vibrant center of Paphos. This expansive 8,430 m<sup>2</sup> plot offers substantial potential for both residential and commercial projects. The strategic location, combined with favorable zoning regulations, makes this an exceptional opportunity for developers.

### Property Details

Location: Paphos, Agios Theodoros Parish | Total Area: 8,462 m<sup>2</sup> | Zoning Categories: Ka5 (84%), Eb5 (16%)  
Development Plan: Paphos Local Plan

### Development Potential

Buildable Area: Up to 15,770 m<sup>2</sup>, with a possibility to reach 7-8 levels depending on verting.

### Density:

Residential Zone (Ka5): 100% building density, 50% coverage, 3 floors, 13.5m height  
Commercial Zone (Eb5): 120% building density, 50% coverage, 3 floors, 13.5m height

### Features

Type: Mixed-use (Residential and Commercial)  
Access: Registered road with one side frontage  
Topography: Level with the road  
Shape: Irregular



# Additional information

## Features

Easy access to main roads

Heart of city center

Investment opportunity

## Distances

Amenities

 200 m

Airport

 12 km

Sea

 2 km

Schools

 1 km

Resort

 3 km


## Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|------|--------------|--------------|------------|------------|---------------------|
| Ka5  | 50%          | 100%         | 13.5 m     | 3          | -                   |
| -    | -            | -            | -          | -          | -                   |

## Contact us



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