



For Sale : € 22,450,000

Description
A premier 595,810 sq.m. residential development project consisting of a consolidated masterplan site, located in Agia Varvara, in Paphos district.

 Location: Situated approximately 2.5km north of the Paphos-Limassol highway and 1.6km northeast of the center of Agia Varvara village.

 Property Highlights:
 • Land Area: 595,810 sq.m. of terrain merged into a single mega-unit for a large-scale resort development.
 • Development Scope: Consolidated site consisting of eighty three (83) land parcels, featuring a completed two-storey entrance building and nine (9) semi-finished villas.
 • Existing Infrastructure: Road networks and masterplan landscaping are already in place across the project site.
 • Zoning Specifications:
 - Zone Γ3: Max. Density: 10% / Max. Coverage: 10% / Max. Height: 8.3m / 2 Floors
 - Zone Π1: Max. Density: 10% / Max. Coverage: 10% / Max. Height: 8.3m / 2 Floors
 - Zone Z3: Max. Density: 1% / Max. Coverage: 1% / Max. Height: 5m / 1 Floor

 Key Advantages & Potential:
 • Three-Road Access: The site features triple entry points from the north, south, and east via three registered roads, ensuring optimal traffic flow and accessibility for a large, gated community or resort layout.
 • Significant Economies of Scale: The structural consolidation of eighty three (83) parcels into a singular entity provides an investor with an immediate blank canvas for a unified neighborhood expansion or holiday retreat project.
 • Advanced Site Preparation: The presence of established infrastructure significantly reduces foundational civil engineering timelines and initial development costs.

 There is a separate title deed for this property.

Property Type: **Land** Status: **Available** [Website](#)

Property Subtype: **Field** Furnished: **Unfurnished**Plot Area: **595,810m²**



Gallery



