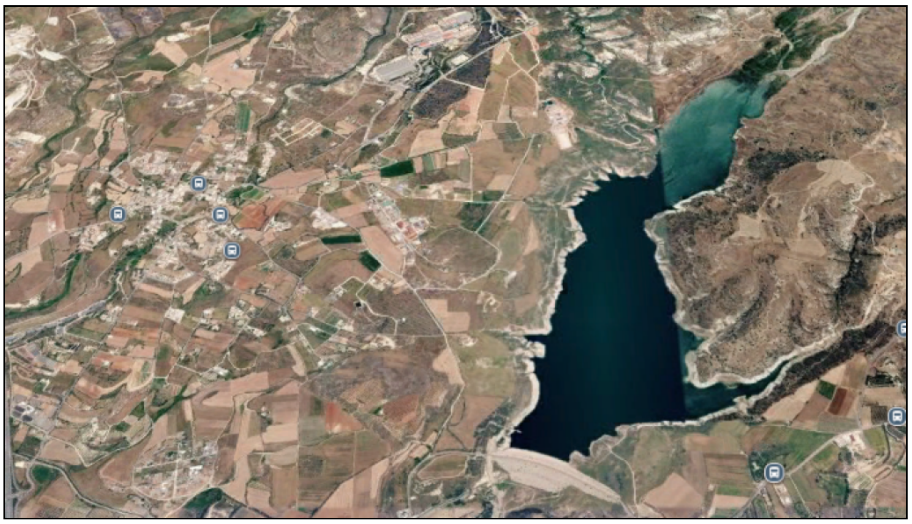


For Sale, Land, Plot, Paphos, Anarita, 702m²

For Sale : **€ 140,000**

Description
For Sale Residential Plot In Anarita,Paphos
Modern Urban Living in a Prime Paphos District
Located in the serene and increasingly popular coastal village of Mandria, Paphos, this exceptional 702 sq.m. residential plot offers a sophisticated, highly practical, and accessible lifestyle. The property represents a top-tier residential proposal and a solid, highly functional , ideal for those looking to build a custom permanent residence or a high-value holiday villa. Its strategic location ensures essential daily practicality, providing a secure investment choice in a quiet, traditional neighborhood that perfectly balances Mediterranean village charm with immediate proximity to the sea and the main highway connecting the entire island.
Functional Layout & High-Value Residential Features
This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum development potential. Falling within the Residential Planning Zone H3, the plot serves your daily routine perfectly with its level topography and generous dimensions. It is flawlessly positioned offering premium modern prospects, featuring a building density of 30% and a coverage factor of 35%, allowing for a two-story building with a maximum height of 8.3 meters. This provides the perfect canvas for an architecturally stunning home with ample space for private swimming pools, landscaped gardens, and outdoor wellness areas, creating an emotionally rejuvenating living environment.
Extensive Property Features
Property Type: Residential Plot
Location: Mandria, Paphos
Plot Area: 702 sq.m.
Planning Zone: H3 (Residential 100%)
Building Density: 30%
Coverage Factor: 35%
Max Floors: 2 Storeys
Max Height: 8.3 Meters
Infrastructure: Access to registered road with full utility provisions
Shape: Regular shape for efficient architectural design
Investment Value: High-growth area with strong demand for coastal living
Legal Status: Title Deed available for immediate transfer
Nearby Landmarks & Amenities
In a convenient location for a vibrant urban routine in Mandria, the plot is surrounded by top-tier infrastructure:
Mandria Beach: Located just 1.2 km away, providing essential daily practicality for wellness and sea activities.
Mandria Village Square: A nearby community landmark just 500 meters away, offering traditional taverns and cafes.
Paphos International Airport: Strategic connectivity via a 6 km drive (approx. 8 minutes).
Venus Rock Golf Resort: A major sporting landmark situated only 8 km from the property.
Elea Golf Estate: Reachable within 9 km, providing world-class golfing facilities.
Paphos City Center: A 14 km drive away for premier shopping and administrative services.
Iasis Private Hospital: Accessible within 15 minutes for high-quality healthcare and peace of mind.
Asprokremmos Dam: A nearby green lung for nature walks and wellness, located 7 km away.
Hypermarkets & Retail: Large commercial hubs reachable within a 10-minute drive.
Local Primary School: Strategic proximity at 800 meters for families.
To discover more options in this area, you can browse our complete portfolio of land for sale in Paphos directly from our website by clicking the following link:
https://gplazarou.com/properties/for_sale/Paphos?property_type%5Bland%5D%5Bfield%5D=field
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **702m²**