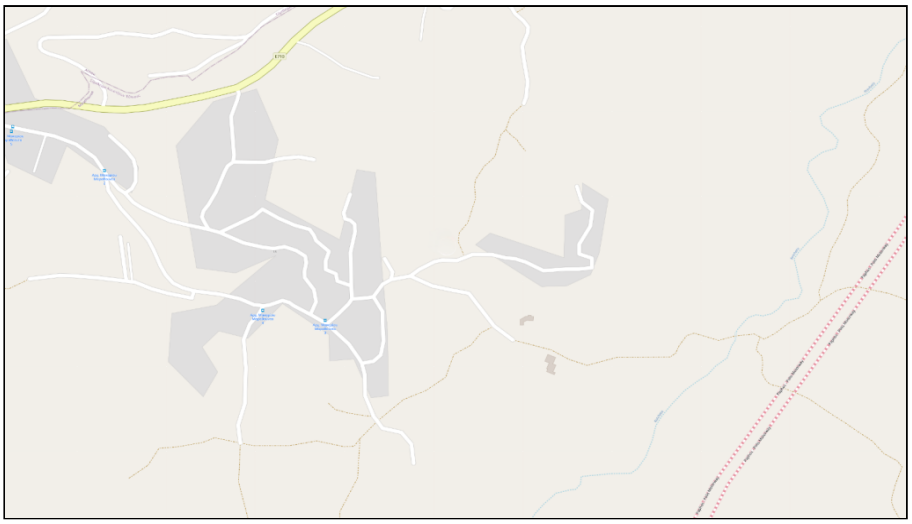

For Sale, Land, Plot, Paphos, Marathounta, 614m²

For Sale : **€ 86,000**

Description
For Sale Residential Plot In Marathousa,Paphos
Modern Urban Living in a Prime Paphos District
Experience a sophisticated, highly practical, and accessible lifestyle with this exceptional 614 sq.m. residential plot, located in the peaceful and scenic village of Marathounta . This property represents a top-tier residential proposal and a solid, highly functional asset , perfectly positioned for those seeking the tranquility of a hillside community without sacrificing proximity to the urban core. Its strategic location ensures essential daily practicality, providing a secure investment choice in an area known for its refreshing climate and stunning panoramic views of the Paphos coastline.
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 H2, the plot serves your daily routine perfectly with its regular shape and excellent orientation. It is flawlessly positioned offering premium modern prospects, featuring a generous building density of 90% and a coverage factor of 50%, allowing for a two-story building with a maximum height of 8.3 meters. This provides an ideal canvas for a custom-designed family villa with ample space for private swimming pools and landscaped gardens, creating an emotionally rejuvenating living environment.
Extensive Property Features
Property Type: Residential Plot
Location: Marathounta, Paphos
Plot Area: 614 sq.m.
Planning Zone: H2 (Residential 100%)
Building Density: 90%
Coverage Factor: 50%
Max Floors: 2 Storeys
Max Height: 8.3 Meters
Topography: Sloping terrain ensuring unobstructed views
Infrastructure: Access to a registered public road with utility provisions nearby
Investment Value: Situated in an up-and-coming residential suburb
Legal Status: Title Deed available for immediate transfer
Nearby Landmarks & Amenities
In a convenient location for a vibrant urban routine in the Paphos district, the plot is surrounded by top-tier infrastructure:
Paphos City Center: Located just 6 km away, providing essential daily practicality for administrative and commercial needs.
Minthis Golf Resort: A premier sporting landmark reachable in 8 km for wellness and elite recreation.
International School of Paphos: Strategic proximity at 5.5 km, offering top-tier education for families.
Paphos International Airport: Strategic connectivity via a 12 km drive.
Iasis Private Hospital: Accessible within a 10-minute drive for high-quality healthcare and peace of mind.
Konia Village: A nearby popular residential hub located just 3 km away.
Elea Golf Estate: Reachable at 7 km, offering additional world-class golfing facilities.
Paphos Harbour: A major cultural and tourist landmark reachable within a 15-minute drive.
Geroskipou Beach: A nearby coastal gem for wellness and relaxation, located 8 km away.
Ayiou Neophytou Monastery: A historic cultural landmark accessible within 12 km.
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: **614m²**