

For Sale, Land, Field, Paphos, Mandria, 23,293m²

For Sale

Description
For Sale Touristic Plot In Mandria,Paphos
Modern Urban Living in a Prime Paphos District
Located in the rapidly developing coastal zone of Mandria, Paphos, this exceptional touristic field offers a sophisticated, highly practical, and accessible lifestyle. The property represents a top-tier investment proposal and a solid, highly functional asset , perfectly positioned for those looking to capitalize on the area's growing tourism and residential demand. Its strategic location near the sea ensures essential daily practicality, providing a secure investment choice in a high-value zone that harmonizes Mediterranean coastal beauty with immediate access to the Paphos International Airport and the main highway.
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 Touristic Planning Zone T3γ, the field serves your daily routine perfectly with its prime position and favorable building coefficients. It is flawlessly positioned offering premium modern prospects, featuring a building density of 25% and a coverage factor of 20%, allowing for a two-story building with a maximum height of 13.1 meters. This provides an expansive canvas for a boutique touristic development, a luxury holiday villa complex, or a high-end private estate, creating an emotionally rejuvenating living environment just a breath away from the shoreline.
Extensive Property Features
Property Type: Touristic Field
Location: Mandria Coastal Zone, Paphos
Field Area: 2,106 sq.m.
Planning Zone: T3γ (Touristic 100%)
Building Density: 25%
Coverage Factor: 20%
Max Floors: 2 Storeys
Max Height: 13.1 Meters
Access: Proximity to registered road with utility infrastructure nearby
Topography: Level ground ideal for immediate architectural development
Investment Value: High-demand touristic zone with significant appreciation potential
Legal Status: Title Deed available for immediate transfer
Nearby Landmarks & Amenities
In a convenient location for a vibrant urban routine in Mandria, the field is surrounded by top-tier infrastructure:
Mandria Beach: Located just 0.6 km away, providing essential daily practicality for sea activities and wellness.
Paphos International Airport: Strategic connectivity via a 5 km drive (approx. 7 minutes).
Venus Rock Golf Resort: A major sporting landmark situated only 7 km from the property.
Mandria Village Square: A nearby community landmark just 1.2 km away, offering local dining and cafes.
Petra tou Romiou (Aphrodite's Rock): A world-famous natural landmark just 10 km away.
Elea Golf Estate: Reachable within 8 km, offering world-class golfing and wellness 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 7.5 km away.
Paphos Harbour: A major cultural and tourist landmark reachable within a 15-minute drive.
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 26104949 or email sales@gplazarou.com to arrange your private viewing!

Details

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

Main Features

Property Subtype: **Field**	Town Planning Zone: **Tourist**	Height: **13**

Area

Plot Area: **23,293m²**

Further Details

Sea View