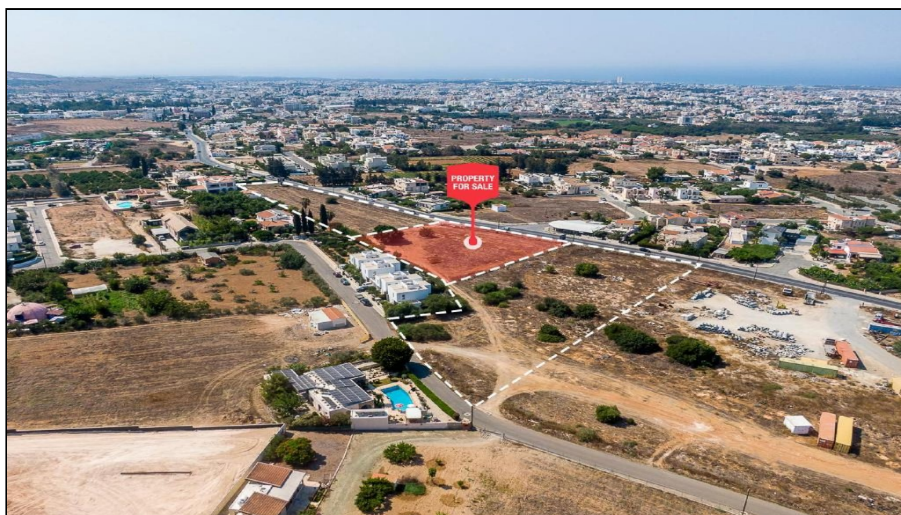




For Sale, Land, Field, Paphos, Empa, 5,003m²

(ID:PR45802), REG. 0/12619, PETRIDIA, EMPA, PAPHOS

For Sale : **€ 1,140,000**

Description

Northwest 1/3 Share of a Commercial / Residential Field for Sale in Empa, Paphos District

Discover an exceptional investment opportunity in the community of Empa, Paphos District. Available for sale is the northwestern 1/3 undivided share of a commercial and residential field, corresponding to approximately 5,003 m². This is a high-potential development property, ideally suited for developers, investors, and land development companies.

The property is located approximately 700 meters southeast of the community center and only 130 meters east of Apostolos Andreas Gymnasium. Its strategic location provides immediate access to schools, supermarkets, banks, shops, pharmacies, cafés, and all essential amenities, while offering excellent connectivity to Paphos town and the surrounding coastal areas.

The field has an irregular shape and a flat surface, offering outstanding visibility and accessibility. It enjoys approximately 275 meters of frontage along Petridion Avenue with a southeastern orientation, together with an additional 50 meters of frontage along Liperti Street on its northern boundary, significantly enhancing its commercial and development potential.

The property falls 35% within Residential Planning Zone Ka8, with a 60% building density, while the remaining 65% falls within Commercial Planning Zone Eb, where the development coefficients of the adjacent planning zone apply. This unique zoning combination provides exceptional flexibility for residential, commercial, or mixed-use developments.

It should be noted that a Distribution Agreement is in place, according to which the 1/3 share for sale corresponds to Section B (shown in red) on the attached distribution plan. This agreement clearly identifies the portion being transferred and provides additional security for the purchaser.

With its prime location, extensive frontage on two public roads, and attractive planning characteristics, this property represents a rare development opportunity and an outstanding long-term real estate investment in Cyprus.

Do not miss this exceptional opportunity.

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: **Commercial**

Area

Plot Area: **5,003m²**



Gallery

