

For Sale, Land, Plot, Paphos, Anavargos, 100,575m²

For Sale : **€ 4,500,000**

Description
Eleven Residential Fields for Sale in Anavargos, Paphos – Prime Development Opportunity for 44 Residential Plots
An outstanding investment opportunity is now available in Anavargos, Paphos, one of the city's fastest-growing residential areas. The offering comprises eleven adjoining fields, available for sale as a single unified property, with a total land area of 100,575 sq.m., ideally located close to Paphos General Hospital and Mesogis Avenue.
The property enjoys excellent accessibility to Paphos city centre, the motorway network, educational institutions, shopping facilities, supermarkets, and all essential amenities, making it an ideal site for a large-scale residential development.
The land falls within Planning Zones Κα9, Δα1, and Δα2, with the main development area offering:
Building Density: 40%
Coverage Ratio: 25%
Maximum Storeys: 2
Maximum Building Height: 10 metres
Please note that 96% ownership is available for Parcels 18 and 31.
A major advantage of this property is that a planning permit application has already been submitted for the subdivision of the land into 44 residential plots, significantly advancing the development process.
According to the proposed subdivision plan:
Total Residential Plots: 44
Total Plot Area: Approximately 34,890 sq.m.
Average Plot Size: Approximately 793 sq.m.
The property is ideally suited for the development of a high-end residential community comprising luxury detached homes or premium residential villas, taking advantage of the strong demand for quality housing in the Anavargos area.
With its substantial landholding, strategic location, proximity to Paphos General Hospital, and advanced planning status, this property represents one of the most significant residential development opportunities currently available in the Paphos real estate market.
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%5Bplot%5D=plot&town_planning_zone%5Bresidential%5D=resident
Contact G&P Lazarou Estate Agents today at +357 26104949 or email sales@gplazarou.com to arrange your private presentation of this exceptional development opportunity!

Details

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

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **100,575m²**