

Residential Land Plot in Pomos, Paphos

For Sale : **€ 475,000**

Description
Substantial Residential Building Plot in Pomos, Paphos

Plot Overview
This substantial 2,351 m² residential building plot is located in the Spilious area of Pomos — an elevated setting in one of Cyprus's most beautiful coastal villages on the northern Paphos coast. The plot combines an exceptional size with strong village-zone building rights (60% ratio, 2 floors), making it ideally suited for building a spacious detached residence with generous grounds, a family estate, or a small residential development project in a highly desirable seaside location.

Planning & Zoning
- Zone: H3 (village residential zone)
- Building ratio: 60%
- Coverage ratio: 35%
- Maximum permitted floors: 2
- Plot size: 2,351 m²
- Registration No: 0/6090
- Sheet Plan: 17/48-0
- Location: Spilious area

With a building ratio of 60% and permitted two-storey construction, the plot allows for approximately 1,410 m² of total buildable area — an extraordinary development yield relative to plot size. The generous zoning supports a wide range of development options, from a large luxurious detached residence with expansive gardens and private amenities to a small multi-villa development or a boutique holiday residence complex.

Location & Lifestyle
Pomos is one of the most naturally beautiful and peaceful villages on the northern Paphos coast, offering an authentic Mediterranean lifestyle amidst unspoilt coastal and mountain scenery. The village is renowned for its picturesque fishing harbour, crystal-clear waters, traditional fish tavernas, and easy access to some of Cyprus's most beautiful and secluded beaches.

The Spilious area is set slightly inland and at higher elevation from the village core, offering the added benefit of panoramic sea and mountain views — combining the beauty of the coastal setting with the tranquillity of an elevated position. The plot's substantial size allows for a truly private residence set within generous grounds, providing both seclusion and stunning natural surroundings.

Local everyday amenities including tavernas, small shops, and beach facilities are available within the village, while the town of Polis Chrysochous is approximately 20 kilometres away providing supermarkets, restaurants, and healthcare services. The Akamas Peninsula National Park, Baths of Aphrodite, and Blue Lagoon are all within easy reach. Paphos International Airport is approximately 60 kilometres to the south via a scenic coastal route.

Investment Highlights
- Substantial 2,351 m² elevated residential plot at an accessible price point
- Generous 60% building ratio permitting up to ~1,410 m² of buildable area
- Up to two storeys of construction permitted
- Peaceful, elevated setting in the Spilious area of Pomos
- Panoramic sea and mountain views from the elevated location
- Close to unspoilt beaches, fishing harbour, and traditional tavernas
- Short drive to Akamas Peninsula and Blue Lagoon
- Ideal for a private luxury residence, estate home, or boutique small development
- Chara Developers — established Cyprus developer

The asking price is €475,000 plus VAT. Ideal for both end-users seeking to build a substantial family residence with generous private grounds in a beautiful coastal setting, and investors looking to acquire a plot with outstanding development potential in one of the most desirable seaside regions of Cyprus.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **Plot 528**
Website

Main Features

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

Area

Plot Area: **2,351m²**
Total Area: **2,351m²**

Energy & Heating

Energy Efficiency Grade: **Not Required**

Further Details

Sea View, Mountain View