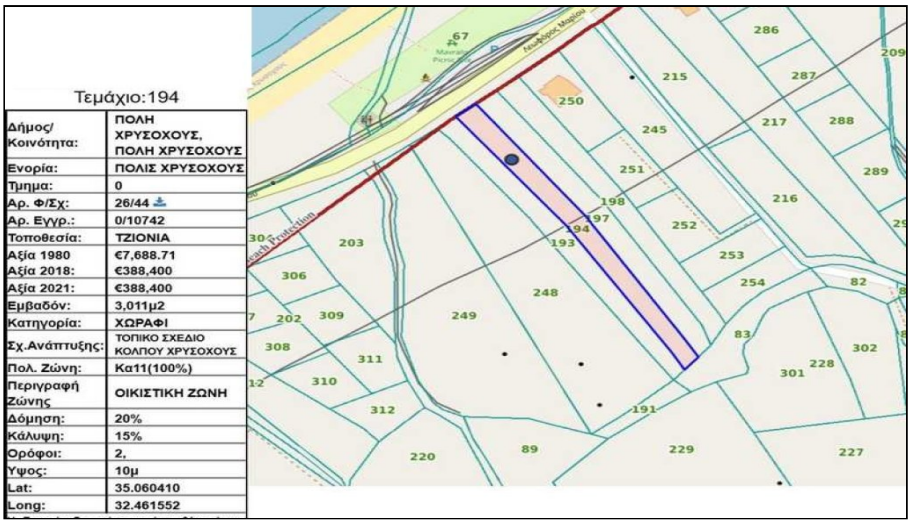

Residential Land in Polis Chrysochous

Tzionia, Polis Chrysochous, Paphos, Cyprus

For Sale : **€ 2,000,000**

Description
A substantial residential landholding of 9,367 m2 in the Tzionia locality of Polis Chrysochous, in the Paphos district.

The holding comprises three adjoining registered parcels offered together:

- Plot 193 - 3,048 m2 (registration 0/10741)
- Plot 194 - 3,011 m2 (registration 0/10742)
- Plot 197 - 3,308 m2 (registration 0/10745)

The parcels lie side by side and form a single continuous frontage, giving the flexibility either to develop the site as one scheme or to retain the parcels separately.

Planning and development parameters

The land falls within planning zone Ka11 (Residential, 100%) under the Polis Chrysochous Bay Local Plan. The permitted building density is 20%, site coverage 15%, with a maximum of 2 floors and a maximum building height of 10 metres. On the combined area these parameters would support in the region of 1,873 m2 of buildable floor area - sufficient, on an indicative basis, for a development of approximately five to seven detached villas, subject to design and the relevant planning approvals.

Location

Tzionia sits on the approach to Polis Chrysochous, within easy reach of Mauralis Beach and the Akamas coastline. Latchi Marina, with its harbour, tavernas and water sports, is a short drive away, as is the town of Polis Chrysochous with its shops, schools, medical services and weekly market. The area is one of the least developed parts of the Cyprus coastline and is characterised by low-rise villa development, vineyards and open countryside.

Details

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

Main Features

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

Area

Plot Area: **9,367m²**

Energy & Heating

Energy Efficiency Grade: **Not Required**