

## 12,821m<sup>2</sup> Plot for Sale in Marathounta, Paphos District

We are delighted to offer this exceptional plot of residential land, perfectly situated between the charming villages of Episkopi and Marathounta. 

Now at €350.000 – Was €420.000

This expansive land spans 12,821 square meters and boasts a generous frontage of 77 meters adjacent to a public road, ensuring easy access.

### Property Details:

- Zone: G3/P1a
- Building Density: 20%
- Coverage Ratio: 15%
- Floor Allowance: 2 floors
- Maximum Building Height: 8.3 meters
- Surface: Smooth and flat

### Key Features:

Proximity to Villages: Just 2.5 km from Episkopi Village and Marathounta Center, offering a blend of tranquility and...

Property Info	Plot / Area Info	Additional info	
	Plot area	<b>12821</b>	
		Reference Number	<b>25443</b>
		Property type	<b>Land and Plots</b>
		Condition	<b>Pre-Owned</b>
Amenities	Location		
	<b>Location:</b> Marathounta	Region: <b>Paphos</b>	
	Coordinates: <b>34.7911516 / 32.4879837</b>		

**Price: €350 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee	<b>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€27.00/m<sup>2</sup></b>		

**Representative: FOX**

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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**Price change history**

€420 000 on Jun 14, 2024  
€385 000 on Nov 6, 2025  
€350 000 on Dec 9, 2025



