

## 497m<sup>2</sup> Plot for Sale in Chlorakas, Paphos District

Discover a unique investment opportunity in the bustling heart of Chlorakas with this prime commercial plot. Perfectly situated in one of the most vibrant commercial areas, this 497m<sup>2</sup> plot offers unparalleled convenience and accessibility. X

### Key Features:

**Strategic Location:** Nestled near key amenities and well-connected to main roads and highways, ensuring easy access for both customers and suppliers.

**Versatile Usage:** Zoned Eβ, this plot benefits from a generous building factor of 90% and a cover factor of 50%, allowing for substantial development potential. With a maximum building height of 10 meters and the option for 2 floors, you have the flexibility to design and...

| Property Info | Plot / Area Info | Additional info  |                       |
|---------------|------------------|------------------|-----------------------|
|               |                  | Reference Number | <b>25996</b>          |
| Plot area     | <b>497</b>       | Property type    | <b>Land and Plots</b> |
|               |                  | Condition        | <b>Pre-Owned</b>      |

| Amenities | Location   |
|-----------|--|
|           | <b>Location:</b> Chlorakas<br><b>Region:</b> Paphos<br>Coordinates: <b>34.7988017 / 32.4084312</b> |

**Price: €180 000 + VAT**

|     |                 |                                     |   |                 |             |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>~€3 800.00</b><br><b>€362.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

**Representative: FOX**

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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**Price change history**

€180 000 on Jul 28, 2024

