

# Residential Land 1,255 SQM For Sale

**€550,000 Negotiable**

Melissovouno, Tala, Paphos

## Key Facts

- Residential Land
- 1,255 m<sup>2</sup> Land Size
- 30% Building Density
- Site Coverage: 20%
- Floors: 2
- Height: 8m
- Title Deed: Available

**ID: 17131**



# Infrastructures

- Electricity
- Road Access
- Telecommunications
- Water

## Description

Located in the exclusive hillside of Tala, Mellisovouno approximate 10km North of Paphos Town. Tala village has an array of supermarkets, pharmacies and local schools and a village square of bars and taverns. It is only 5 min drive from the International School of Paphos and 5 min to Paphos.

- The plot has a sloping surface and offers distant PANORAMIC views.
- The immediate area comprises of residential developments and undeveloped parcels of land.
- The asset is covered by all utility services (water, electricity and telecommunication).
- The asset falls within residential planning zone Kα10 with 30% building density, 20% coverage, 2 floors and a maximum height of 10m.

### Property Included

This unique designed 5 bedroom Villa with amazing lounge with high ceiling and panoramic views - is located in a renowned area of Paphos "TALA", and stands in an area of 1255 m<sup>2</sup> plot with a 350m<sup>2</sup> covered areas. Due to the sloped grounds the villa is built with panoramic views overlooking west of Paphos town and the beautiful sunset while touching the Mediterranean Sea. The villa has three levels in peaceful surroundings. Paphos Town center, the beach, all amenities and services are only within a few minutes' drive down the road. The Villa has 5 bedrooms and 5 bathrooms, large sitting and separate dining room, stylish kitchen, modern fireplace, parquet floor in all bedrooms. The villa is positioned in way that from the road you enter the house that leads to the living area. The stairs leading to the bedrooms on the below floor, and also to the lower ground floor where there is maid accommodation, store room, large play room, outdoor BBQ area and a large sunbathing terrace. From any floor and any room in the villa you have beautiful views of the Sea.

-Must be seen to fully appreciate.

\*Title of Deeds of the Land

\*approx.dimens

\*renovation needed for the 3 level-house included in the plot









