

T A L A 3
PAPHOS, CYPRUS

PLOT OF LAND

RESIDENTIAL LAND FOR SALE PERMITS FOR:
6 FLATS
1 VILLA (OPTION TO CONVERT VILLA INTO 4(2 BEDROOM) FLATS)

2,500 sq/ m

€650,000

CONSTRUCTION AND SALES CAN START IMMEDIATELY

THE PROJECT

Tala 3 presents a unique and lucrative investment opportunity in one of Cyprus's most desirable locations. With full planning permission and building permits already secured, this plot offers the ideal foundation for a high-yield residential development.

KEY FEATURES

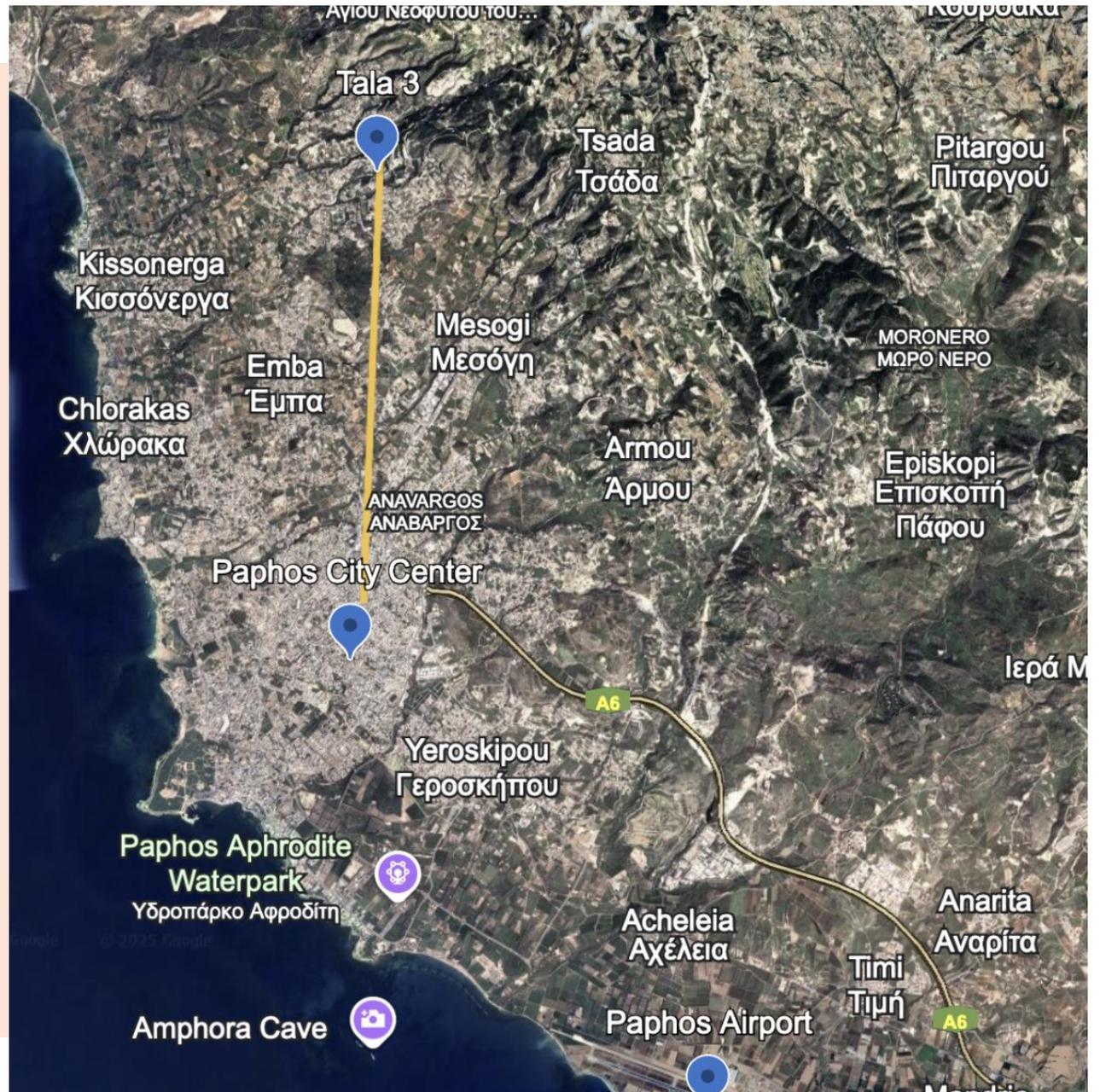
- **Approved for Development:** Permissions in place to construct 6 modern flats and 1 spacious villa which can be converted into 4 (2 bedroom) flats.
- **Prime Location:** Situated in the sought-after village of Tala, renowned for its stunning sea views, tranquil setting, and close proximity to Paphos city center, international schools, and world-class amenities.
- **Ideal for Investors or Developers:** Whether you're looking to build a profitable rental portfolio, develop and sell individual units, or create a luxury holiday home, this project is ready for execution.
- **Excellent Growth Potential:** Cyprus continues to experience strong demand in the property sector, especially in areas like Tala where charm meets accessibility.
- **Flexible Design Possibilities:** The project layout allows for smart customization to meet the latest design standards and market trends in residential living.
- **Proximity to Attractions:** Just minutes from beaches, golf courses, the Akamas nature reserve, and Paphos International Airport.

Municipality of Tala

Tala, a picturesque village near Paphos, is known for its stunning panoramic views of the Mediterranean Sea and serene atmosphere of the village's charming traditional architecture, vibrant local culture, and famous landmarks like the Agios Neophytos Monastery. Visitors can enjoy walking through peaceful streets, sampling authentic Cypriot cuisine, and exploring the surrounding natural beauty. Tala's blend of history, nature, and modern amenities makes it a perfect destination for relaxation and cultural discovery.



Map Location





Αριθμός τεμαχίου: 1

ARCHITECTURAL DRAWINGS

Αριθμός τεμαχίου: 127

PROJECT ESTIMATION AND PRICE OF LAND

PROJECT NAME:	TALA 3	08/08/2025		
Income Statement (Static Model)		All Blds	Ratios	Price per Sellable m2
Revenue from Sales		€3,500,000		€3,500
AVG Discounts	4.0%	€140,000		€140
Net Revenue		€3,360,000	100%	€3,360
Land Cost		€650,000	19.3%	€650
Roads & Infrastructure		€0	0.0%	€0
Construction Cost		€1,421,250	42.3%	€1,421
Landscaping & External		€50,000	1.5%	€50
Soft Costs****	3.60%	€51,165	1.5%	€51
Licenses / Permits	2.00%	€28,425	0.8%	€28
Project Management	2.00%	€28,425	0.8%	€28
Selling Costs	3.00%	€100,800	3.0%	€101
Admin/Marketing	0.74%	€25,000	0.7%	€25
Other Costs	3.00%	€42,638	1.3%	€43
Total Development Costs		€2,397,703	71.4%	€2,398
DEVELOPMENT PROFIT		€962,298	28.6%	

C O N T A C T U S

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