



For Sale, Land, Plot, Nicosia, Kalithea, 610m²

For Sale : **€ 130,000**

Description

Secure a strategic position in the prestigious Kalithea area, a high-demand suburb of Nicosia celebrated for its modern infrastructure and superior residential quality. This building plot is ideally suited for those looking to balance High-Value Living with the exceptional potential for a Small Development. With a registered road and a generous 15-meter road frontage, this property offers the accessibility and street presence required for a standout architectural project.

Falling within the Residential Planning Zone Kα6, the plot features a robust Building Density of 90% and a 50% coverage factor. These parameters provide significant flexibility for your Cyprus real estate investment; you can design a substantial, high-end family villa with expansive interiors or a boutique complex of modern apartments to maximize your ROI. As Nicosia's market in 2026 continues to favor energy-efficient, well-located residential units, this strategic acquisition places you at the forefront of the capital's growth.

Located in a quiet, purely residential neighborhood, this land for sale near Athalassa National Forest Park offers a peaceful retreat just minutes from essential urban hubs. You are within easy reach of the University of Cyprus, The Mall of Cyprus, and the Nicosia General Hospital, ensuring long-term desirability for both residents and tenants. G&P Lazarou trusted properties brings a 34-year legacy of authoritative market leadership to this listing, ensuring your investment is handled with the professional care that has defined our firm since 1992.

Strategic Proximity & Landmarks

Nature: ~5.8 km (approx. 8-minute drive) from the expansive Athalassa National Forest Park.

Education: ~7.5 km (approx. 10-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: ~6.8 km (approx. 9-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: ~7.0 km (approx. 9-minute drive) from Nicosia General Hospital.

Connectivity: Immediate access to the Nicosia-Limassol motorway (A1) via the Latsia/Dali interchanges.

Key Property Features

Location: Kalithea, Nicosia (Modern Residential Sector).

Road Frontage: ~15 meters (Excellent visibility and access).

Town Planning Zone: Kα6 (Residential).

Building Density: 90% (High efficiency for luxury homes or small residential complexes).

Coverage Factor: 50%.

Permitted Height: 2 Floors (10 meters maximum).

Infrastructure: Registered road access with all utilities (water/electricity) readily available.

Note: The price is subject to V.A.T.

G&P Lazarou trusted properties has been a pillar of the Cypriot real estate market for over 34 years, providing professional expertise and a dedicated legacy of trust for every client.

Would you like me to prepare a detailed buildable area calculation for a two-story project on this plot or provide a current valuation of similar frontage properties in Kalithea? Contact G&P Lazarou today for a private consultation.



Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **610m²**



Gallery

