



For Sale, Land, Plot, Nicosia, Carolina Park, 569m²

For Sale : € 130,000

Description

Small Development and High-Value Living

The Foundation of Your Future. This prime residential plot in the Dali area represents a premier opportunity for custom home development in one of Nicosia's most sought-after suburban districts. Falling within the Ka6 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a spacious two-story family residence or a high-value development project. In March 2026, the local real estate market has been fundamentally revitalized by the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution on rental income, drastically improving the net position for long-term investors. Furthermore, the 2026 market is bolstered by the 6th Edition of the Housing Scheme for the Revitalization of Mountainous, Buffer Zone, and Disadvantaged Areas, which launched on March 2, 2026, offering significant financial grants for eligible applicants building primary residences in communities like Dali. The fact that this is a no VAT plot provides an immediate and substantial cost advantage for the 2026 buyer, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot in Dali area. This property falls within Residential Planning Zone Ka6 with a building factor of 90% and a coverage coefficient of 50%. The plot benefits from a registered road, ensuring immediate access to utilities and infrastructure. This residential land offers a level surface ready for immediate construction and is situated in a high-demand residential pocket. The Ka6 zone's 90% building factor combined with a 10-meter height allowance is a strategic advantage, allowing for the creation of a modern family home or a small-scale development with extensive outdoor amenities, capitalizing on the area's excellent accessibility and the growing demand for high-quality suburban living in 2026.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone Ka6 (Residential)

Maximum Floors 2

Maximum Height 10 meters

Title Deed Available

VAT No VAT

Proximity Landmarks

The Nicosia-Limassol Highway (A1) is located within a 5-minute drive, providing a direct and rapid connection to the capital's city center and the southern coastal regions.

The Carolina Park residential enclave and its extensive green spaces are situated in the immediate vicinity, enhancing the environmental value of the location.

Dali Regional High School and local primary schools serve as the central educational infrastructure for the community, located within the immediate vicinity of this residential zone.

The Dali Health Center provides essential medical services to the region and is situated just a short drive from the property.

Lidl Dali and other major supermarkets are located along the main commercial axis of the municipality, ensuring immediate access to all essential daily shopping needs.

The GSP Stadium and the surrounding athletic hub of Latsia are reachable within a 10-minute drive, providing top-tier recreational facilities.

Strategic Location and Urban Connectivity

The value of this property is rooted in its suburban positioning, acting as a bridge between the tranquility of Dali and the executive pulse of the capital, while offering rapid access to Nicosia's business centers via the recently delivered 2026 road networks.

Plots of land for sale in Dali: A rare opportunity to acquire a residential Ka6 plot with 90% density and no VAT in a sought-after growth area.

Cyprus real estate investment: A high-potential asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.

No VAT Benefit: As a no VAT plot, this acquisition offers significant upfront savings compared to newly subdivided commercial plots. Government Housing Subsidy: As of March 26, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with enhanced grants for eligible families.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating residential units into the professional rental market, further enhancing long-term yield.

Building Height Advantage: The 10-meter height limit in the Ka6 zone provides extra architectural freedom for higher ceilings and modern vertical designs.

Digital Infrastructure: The area is fully served by the 2026 high-speed 5G+ and fiber-to-the-premises network, making it a primary choice for modern smart homes and remote professionals.



If you are looking for G&P Lazarou trusted properties that offer the perfect balance of suburban peace and high-value investment potential, this Dali plot is an unparalleled opportunity. Residential land with 90% density in such a well-connected area is a strategic acquisition for the 2026 market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this residential site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **569m²**



Gallery

