



For Sale, Land, Plot, Nicosia, Kalithea, 637m²

For Sale : € 120,000

Description

Balanced Versatility: Prime Residential Plot in Kalithea, Nicosia

Secure a strategic position in the prestigious Kalithea area, a rapidly evolving suburb of Nicosia known for its modern infrastructure and high-quality living standards. This building plot is ideally suited for those looking to balance High-Value Living with the potential for a Small Development. In the current 2026 market, Kalithea has become a top choice for professionals and families seeking a serene residential environment without sacrificing proximity to the capital's core.

The property falls within the Residential Planning Zone Kα6, featuring a robust Building Density of 90% and a 50% coverage factor. These building parameters offer exceptional flexibility for your Cyprus real estate investment; you can design a substantial, high-end family villa with expansive interiors or a boutique project of modern apartments to maximize your yield. As demand for new-build, energy-efficient housing in Nicosia continues to rise, this strategic acquisition ensures both long-term value and versatility.

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 major healthcare facilities. 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: ~5.5 km (approx. 8-minute drive) from the expansive Athalassa National Forest Park.

Education: ~7.2 km (approx. 10-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: ~6.5 km (approx. 9-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: ~6.8 km (approx. 9-minute drive) from Nicosia General Hospital.

Connectivity: Immediate access to the Nicosia-Limassol motorway and the main road networks of Dali and Latsia.

Key Property Features

Location: Kalithea, Nicosia (Modern Residential Sector).

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: Development-ready with registered road access and utility availability.

Environment: Quiet neighborhood characterized by new-build luxury residences.

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 based on the 90% density or provide the latest market price trends for new-builds 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: **637m²**



Gallery

