



For Sale, Land, Plot, Nicosia, Nea Ledras, 550m²

For Sale : € 150,000

Description

Family Living and Long-term Investment

This residential asset in the prestigious New Ledra area of Dali represents a premier opportunity for high-quality family living in one of Nicosia's most organized and elite suburban environments. Falling within the Ka8 planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for the development of a grand custom villa or a spacious family residence that prioritizes privacy, garden space, and architectural distinction. 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 latest energy-efficiency grants for new primary residences launched on March 2, 2026, offering significant financial incentives for homeowners incorporating sustainable smart-technologies. The plot's unique position adjacent to a green area ensures a protected and serene living environment, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot for sale in the New Ledra area, Dali, Nicosia. This property offers a clear canvas for a high-spec development, benefiting from its proximity to a green area which enhances the sense of openness and tranquility. The plot falls within Residential Planning Zone Ka8 with a building density coefficient of 60% and a coverage coefficient of 35%, allowing for a maximum of 2 floors and a height of 10 meters. This residential land benefits from being part of a high-status neighborhood, combining a quiet residential atmosphere with rapid accessibility to the Nicosia-Limassol highway and major commercial hubs. The 60% building factor is a strategic advantage for those seeking to build large family homes with extensive outdoor areas, capitalizing on the surging demand for premium residential properties in 2026.

Building Data

Building Density 60%

Cover Factor 35%

Town Planning Zone Residential (Zone Ka8)

Maximum Floors 2

Maximum Height 10 meters

Adjacent to Green Area Yes

Title Deed Available

Proximity Landmarks

The upscale residential area of New Ledra is the immediate setting, providing a quiet, safe, and high-status environment for families. The Nicosia-Limassol highway is located within a short drive, offering rapid connectivity to the capital and the island's coastal cities. The Forum Private School and other leading educational institutions in the Dali and Nisou area are situated within a short distance. The Carolina Park area and local sports complexes are nearby, providing excellent recreational and outdoor facilities. Major supermarkets and essential retail services in the Dali industrial and commercial zones are accessible within minutes. The capital Nicosia and the government district are reachable in approximately 15 minutes via the optimized 2026 road networks.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Strategic Family Hub," acting as a bridge between the professional pulse of the capital and the serene character of Dali's most modern suburbs, offering rapid access via the 2026 road networks.

Plots of land for sale in New Ledra Dali: An exceptional opportunity to acquire a residential plot with 60% density adjacent to a green 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.

Tax Reform 2026: The January 1st reforms have simplified the financial landscape for residential buyers, making high-spec developments in New Ledra more accessible.

Custom Home Potential: The Ka8 zone is a primary choice for buyers targeting a balance between indoor area and private garden space for large family estates.

Capital Gains Tax Relief: The 2026 reforms have increased lifetime exemptions for the disposal of a primary residence to 150,000 euro, providing significant tax savings.

Investment Security: Acquisition in the New Ledra area ensures consistent property values and high-quality neighborhood standards.

Digital Infrastructure: The area is fully integrated into the 2026 high-speed fiber corridors, supporting advanced smart-home systems



and remote professional requirements.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of family peace and strategic investment potential, this New Ledra plot is an unparalleled opportunity. Residential land with 60% density in such a prestigious 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: **550m²**