



For Sale, Land, Plot, Nicosia, Dali, 558m²

For Sale : € 160,000

Description

This exceptional residential plot, situated in the prestigious and highly sought-after Kallithea area of Dali, represents a premier opportunity for those balancing high-value living with a strategic Cyprus real estate investment. Falling within the Kα6 planning zone with a 90% building density, the property offers remarkable versatility—perfect for the construction of a spacious, modern family residence or a sophisticated small-scale residential development with high-yield potential.

The plot is strategically located in a quiet, upscale neighborhood on the border of Latsia, known for its contemporary detached homes and family-friendly atmosphere. It is situated just a short drive from the Carlsberg Brewery and the Forum Private School, making it a top choice for families prioritizing education and a serene lifestyle. Residents will benefit from being less than 5 minutes from the Nicosia-Limassol Motorway, ensuring a seamless 10-minute commute to the Mall of Cyprus, the Nicosia General Hospital, and the capital's commercial center. As one of the G&P Lazarou trusted properties, this land—complete with an available title deed—provides a secure and authoritative foundation for a signature project in one of Nicosia's most consistently growing districts.

Key Features

Town Planning Zone: Residential (Kα6)

Building Density: 90% (Balance between small development and high-value living)

Coverage Factor: 50%

Maximum Floors: 2

Maximum Height: 10m

Documentation: Title Deed Available for immediate transfer.

Strategic Proximity: Immediate access to the Nicosia-Limassol Highway; located near the Carlsberg area, Forum Private School, and local parks.

Investment Potential: Ideal for a bespoke luxury home or a high-yield duplex in a prestigious suburban corridor.

Seize the opportunity to develop in the prestigious Kallithea area. 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: **558m²**



Gallery

