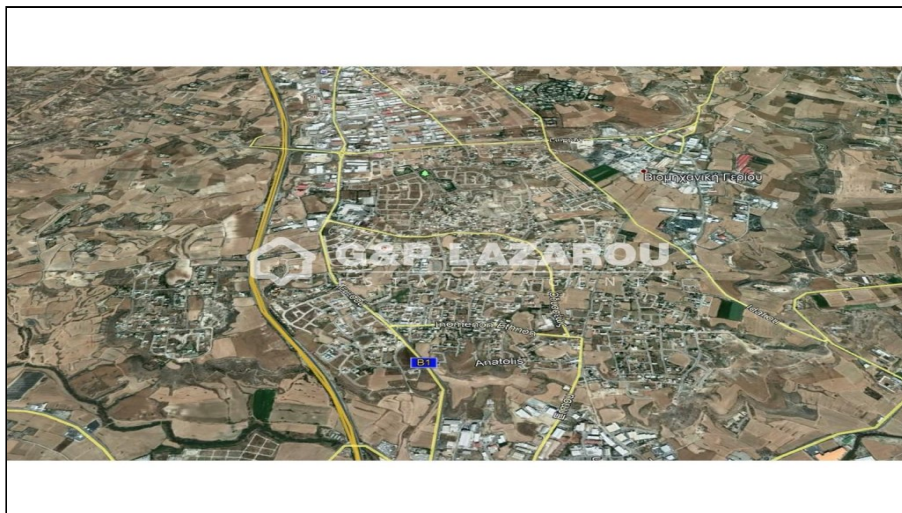




For Sale, Land, Plot, Nicosia, Dali, 602m²

For Sale : **€ 145,000**

Description

This exceptional residential plot, situated in the quiet and sought-after Levande area of Dali, represents a premier opportunity for those balancing high-value living with a savvy 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 serene neighborhood characterized by contemporary homes and green surroundings. It is situated within close proximity to the Panagia Evangelistria Church and the Dali Municipal Stadium, offering a perfect blend of community and convenience. Families will benefit from being near the Dali Primary School 'C', while professionals will appreciate the rapid access to the Nicosia-Limassol Motorway, ensuring a seamless 10-minute commute to the capital's commercial hubs and the Mall of Cyprus. As one of the G&P Lazarou trusted properties, this land is a secure foundation for a signature project, further enhanced by its VAT-exempt status, providing a significant financial advantage for the buyer.

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

Financial Advantage: No VAT; Title Deed available for immediate transfer.

Strategic Proximity: Immediate access to the Nicosia-Limassol Highway; located near the Dali Health Centre, Dali Town Hall, and local educational facilities.

Investment Potential: Ideal for a bespoke luxury home or a high-yield duplex/small apartment project in a high-demand area.

Maximize your development potential in the peaceful Levande area. Contact G&P Lazarou today for a private consultation regarding this high-value plot.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **602m²**



Gallery

