

For Sale, Land, Plot, Nicosia, Dali, 561m²

For Sale : **€ 125,000**

Description
Prime Residential Plot in Kallithea, Dali: Versatile Development and High-Value Living
This ideally situated residential plot in the prestigious 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 high density allows for a creative architectural approach, maximizing both indoor living space and return on investment.

The plot is strategically located in an upscale, quiet neighborhood known for its contemporary detached homes and excellent urban planning. 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 suburban corridors.

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 Forum Private School, Carlsberg area, and the Laiki Sporting Club.

Investment Potential: Ideal for a bespoke luxury home or a high-yield residential project in a high-demand district.

Maximize your development potential 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: **561m²**

Gallery

