

For Sale, Land, Plot, Nicosia, Dali, Panag Evangelistria, 271m²

For Sale : **€ 75,000**

Description
Premier Residential Plot in Carolina Park: Strategic Development in a High-Value Enclave
This under-division residential plot, situated in the elite Carolina Park area of Dali/Kallithea, represents a rare opportunity for a balanced Cyprus real estate investment. Located within the Kα6 planning zone with a 90% building density, the property offers exceptional versatility and high yield potential. It is perfectly suited for a sophisticated small development or a high-value custom residence in one of Nicosia's most sought-after suburban neighborhoods.

The plot is positioned within an "oasis of greenery," surrounded by over 30,000m² of landscaped parks and pedestrian walkways. Strategically located for professionals, it offers rapid, 3-minute access to the Nicosia-Limassol Motorway, placing the "New Centre" of Nicosia—including the Mall of Cyprus, GSP Stadium, and Nicosia General Hospital—within a 5-minute drive. Families will appreciate the proximity to the 3rd Primary School of Dali and local private schools, while the planned commercial center at the park's entrance will cater to everyday needs. As one of the G&P Lazarou trusted properties, this plot is a secure, high-potential asset that notably carries no VAT, offering an immediate financial advantage.

Key Features
Town Planning Zone: Residential (Kα6)

Building Density: 90% (Ideal for maximizing development yield)

Coverage Factor: 50%

Maximum Floors: 2 (Max height: 10m)

Strategic Location: Situated in the prestigious Carolina Park; minutes from the Nicosia-Limassol Highway.

Proximity to Landmarks: Close to Carlsberg Brewery, Ilioupoli Park, and major retail hubs.

Financial Advantage: Title deed available; Not subject to VAT (0%).

Seize the opportunity to develop in Nicosia's premier green residential corridor. Contact G&P Lazarou today for a private consultation and site viewing.

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**

Area

Plot Area: **271m²**

Gallery

