



For Sale, Land, Plot, Nicosia, Carolina Park, 551m²

For Sale : € 190,400

Description

Small Development and High-Value Living

This residential asset in the prestigious Dali area represents a premier opportunity for custom home development in a region defined by its perfect balance of historical significance and modern suburban convenience. Falling within the Ka6 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a high-spec two-story family residence that prioritizes generous living space and architectural efficiency. 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 6th Edition of the Housing Scheme for the Revitalization of Mountainous, Buffer Zone, and Disadvantaged Areas, which launched on March 2, 2026, offering significant financial grants for eligible applicants building primary residences in key development zones. The established residential zoning and strategic location ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot for sale in Dali, Nicosia. This property is situated in an organized residential neighborhood and offers a clear canvas for a high-spec private home. The plot falls within Residential Planning Zone Ka6 with a building density coefficient of 90% and a coverage coefficient of 50%, allowing for a maximum of 2 floors and a height of 10 meters. This residential land benefits from its position in a community that serves as a central hub for commerce and residential growth in the Nicosia district. The 90% building factor is a strategic advantage for those seeking to maximize indoor floor area while capitalizing on the area's high accessibility and the growing demand for quality suburban living in 2026.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Zone Ka6)

Maximum Floors 2

Maximum Height 10 meters

Title Deed Available

Proximity Landmarks

The ancient Kingdom of Idalion and its archaeological museum are located nearby, adding a unique cultural value to the surrounding residential environment.

Dali Primary and Secondary Schools are situated within a short distance, providing the necessary educational infrastructure for new families.

The central commercial strip of Dali, featuring modern supermarkets, pharmacies, and banks, is easily accessible for the daily needs of residents.

The main highway network connecting Nicosia with Limassol and Larnaca is reachable within minutes, making the property ideal for cross-city professionals.

Local community parks and the Gialias river linear park are accessible in a short time, offering opportunities for outdoor recreation and nature walks.

The capital Nicosia remains at a convenient distance of 15 minutes via the modern road networks and high-speed infrastructure of 2026.

Strategic Location and Urban Connectivity

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

Plots of land for sale in Dali: An excellent opportunity to acquire a residential plot with 90% density in a prestigious and high-growth suburb.

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-density developments in Dali more accessible.

Development Advantage: The 90% density is a primary choice for buyers targeting maximum indoor area for large family residences or boutique projects.

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.

Strategic Commuter Choice: Dali's central location makes this plot a primary choice for those working in Nicosia but requiring quick access to the coastal cities.



Digital Infrastructure: The community is fully integrated into the 2026 high-speed fiber corridors, supporting modern smart-home residential developments.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of suburban peace and strategic investment potential, this Dali plot is an unparalleled opportunity. Residential land with 90% 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: **551m²**



Gallery

