For Sale, Land, Plot, Nicosia, Dali, 548m²

Great plot in Kalithea area

For Sale : **€ 120,000**

Description
Perched on a gentle hill within the prestigious Kallithea area of Dali, this residential plot offers a rare combination of serene surroundings and open, panoramic views. Falling within the Kα6 planning zone with a 90% building density, the property is a prime candidate for high-value living and a strategic Cyprus real estate investment. Its elevated position ensures natural ventilation and a sense of privacy, making it an ideal canvas for a sophisticated architectural project, whether you envision a grand private estate or a pair of modern semi-detached homes.

The plot is strategically located in one of Nicosia's most sought-after suburban corridors, known for its high-end developments and tranquil atmosphere. It is situated in close proximity to the Carlsberg Brewery and the Forum Private School, providing an elite environment for growing families. Residents will benefit from immediate access to the Nicosia–Limassol Motorway, ensuring that the Mall of Cyprus, the Nicosia General Hospital, and the capital's commercial center are all within a 10-minute drive. As one of the G&P Lazarou trusted properties, this elevated site offers the versatility and prestige required for a high-yield development in a location that consistently commands strong market interest.

Key Features
Location: Elevated hillside position in Kallithea, Dali.

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

Views: Unobstructed, open views due to the hilly terrain.

Strategic Proximity: Immediate access to the Nicosia–Limassol Highway; located near the Forum Private School, Laiki Sporting Club, and the Carlsberg area.

Investment Potential: Ideal for one or two luxury homes with a high resale or rental yield potential.

Seize the opportunity to build in the elevated and peaceful community of Kallithea. Contact G&P Lazarou today for a private consultation and a viewing of this unique plot.

Details

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

Main Features

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

Area

Plot Area: **548m²**

Gallery