

For Sale, Land, Plot, Nicosia, Carolina Park, 541m²

For Sale : **€ 162,500**

Description
Small Development and High-Value Living
This residential asset in the prestigious Carolina Park area of Dali represents a premier opportunity for high-end custom home development in one of the most sought-after suburban locations in the Nicosia district. Falling within the Ka6 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a luxury two-story villa that prioritizes expansive living spaces and modern architectural lines. 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 latest energy-efficiency grants for new builds launched on March 2, 2026, offering significant financial incentives for homeowners incorporating sustainable technologies into their primary residences. The plot's location within an elite under-division project and its established residential zoning 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 the exclusive Carolina Park area of Dali, Nicosia. This property is currently under division, offering a clear canvas for a high-spec private residence in a neighborhood known for its premium homes and organized infrastructure. 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 an area that serves as a benchmark for quality suburban living, combining elite privacy with rapid accessibility to the capital's commercial centers. The 90% building factor is a strategic advantage for those seeking to maximize indoor floor area while capitalizing on the surging demand for luxury residential properties in 2026.
Building Data
Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone Κα6)
Maximum Floors 2
Maximum Height 10 meters
Title Deed Under Division
Proximity Landmarks
The upscale residential enclave of Carolina Park is in immediate proximity, providing a quiet and high-status environment for families.
The main highway network connecting Nicosia with Limassol and Larnaca is located within a 3-minute drive, making the site ideal for cross-city professionals.
Dali Secondary School and private educational institutions are situated within a short distance, offering top-tier schooling options for residents.
The commercial heart of the area, featuring boutique cafes, pharmacies, and high-end supermarkets, is easily accessible for daily convenience.
Local parks and green spaces within the Carolina Park master plan are accessible in a short walk, promoting an active and outdoor lifestyle.
The capital Nicosia is reachable in just 12 minutes via the recently optimized 2026 road networks and high-speed infrastructure.
Strategic Location and Urban Connectivity
The value of this property is rooted in its positioning as a "Strategic Luxury Hub," acting as a bridge between the professional pulse of the capital and the exclusive serenity of Nicosia's most prestigious suburb, offering rapid access via the 2026 road networks.
Plots of land for sale in Dali Carolina Park: An exceptional opportunity to acquire a residential plot with 90% density in an elite residential development.
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-spec developments in Carolina Park more accessible.
Elite Neighborhood Status: The Ka6 zone in Carolina Park is a primary choice for buyers targeting maximum indoor area for luxury family estates.
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.
Investment Security: Acquisition in a master-planned division ensures consistent property values and high-quality neighborhood standards.
Digital Infrastructure: The area is fully integrated into the 2026 high-speed fiber corridors, supporting advanced smart-home systems and remote professional requirements.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of exclusive suburban living and strategic investment potential, this Carolina Park plot is an unparalleled opportunity. Residential land with 90% density in such a prestigious under-division project 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**
Website

Status: **Available**

Unit Number: **PLOT 5**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **541m²**

Gallery

