For Sale, Land, Plot, Nicosia, Nea Ledras, 527m²

NEA LEDRA - PLOT 44 ID 42295, REG.NO: 13/2278

For Sale : **€ 95,000**

Description
Family Living and Long-term Investment
This residential asset in the emerging Nea Lidra area of Dali represents a premier opportunity for high-quality family living in one of Nicosia’s most organized and promising suburban environments. Falling within the Ka8 planning zone with a 60% building density and a 35% coverage factor, the property is perfectly suited for the development of a grand custom villa or a spacious family residence that prioritizes privacy, garden space, and architectural distinction. 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 primary residences launched on March 2, 2026, offering significant financial incentives for homeowners incorporating sustainable smart-technologies. The plot's strategic location in a developing area ensures a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.
Description Residential plot for sale in Nea Lidra, Dali, Nicosia. This under-division property offers a clear canvas for a high-spec development, benefiting from its position in a quiet, suburban atmosphere ideal for future growth. The plot falls within Residential Planning Zone Ka8 with a building density coefficient of 60% and a coverage coefficient of 35%, allowing for a maximum of 2 floors and a height of 10 meters. This residential land benefits from being part of a high-status neighborhood, combining a peaceful residential character with rapid accessibility to the Nicosia-Limassol motorway and the connecting road to Tseri. The 60% building factor is a strategic advantage for those seeking to build large family homes with extensive outdoor areas, capitalizing on the surging demand for premium residential properties in 2026.
Building Data
Building Density 60%
Cover Factor 35%
Town Planning Zone Residential (Zone Ka8)
Maximum Floors 2
Maximum Height 10 meters
Frontage Registered Road Access
Title Deed Under-Division
Proximity Landmarks
The upscale and developing residential enclave of Nea Lidra is the immediate setting, providing a quiet, safe, and high-status environment for families.
The Nicosia-Limassol motorway is located within a 2-minute drive, offering rapid connectivity to the capital and the island's coastal cities.
The connecting road to Tseri is situated approximately 1km away, providing excellent local connectivity and access to neighboring amenities.
The Forum Private School and other leading educational institutions in the Dali and Nisou area are situated within a short distance.
Major supermarkets and essential retail services in the Dali and Latsia commercial zones are accessible within minutes.
The capital Nicosia and the government district are reachable in approximately 15 minutes via the optimized 2026 road networks.
Strategic Location and Urban Connectivity
The value of this property is rooted in its positioning as a "Strategic Family Hub," acting as a bridge between the professional pulse of the capital and the serene character of Dali’s most modern suburbs, offering rapid access via the 2026 road networks.
Plots of land for sale in Nea Lidra Dali: An exceptional opportunity to acquire an under-division residential plot with 60% density in a developing area.
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 Nea Lidra more accessible.
Custom Home Potential: The Ka8 zone is a primary choice for buyers targeting a balance between indoor area and private garden space for large 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 the Nea Lidra area 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 family peace and strategic investment potential, this Nea Lidra plot is an unparalleled opportunity. Residential land with 60% density in such a prestigious and accessible 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** | Unit Number: **PLOT 44**

Website

Main Features

Property Subtype: **Plot** | Town Planning Zone: **Residential** | Height: **10**

Area

Plot Area: **527m²**