

For Sale, Land, Plot, Nicosia, Dali, 7,433m²

For Sale : **€ 650,000**

Description
Expansive 7,443 m² Residential & Environmental Land in Dali: A Strategic Multi-Zone Investment
This substantial 7,443 m² land parcel, located in the evolving residential landscape of Dali, represents a unique opportunity for strategic acquisition and high-value development. The property is characterized by its rare multi-zone composition, with 59% of the area falling within the Kα8 residential zone. This allows for a 60% building density, making it an ideal foundation for a prestigious enclave of private family homes or a high-end gated community that harmonizes modern living with the surrounding natural environment.

The land is strategically positioned to offer both privacy and accessibility. It is situated in close proximity to the Gialias Linear Park, providing a natural buffer and exceptional recreational value for future residents. Landmarks such as the Panagia Evangelistria Church and the Dali Municipal Stadium are just a short drive away, ensuring that essential community amenities are within reach. For professionals and developers, the site offers rapid connectivity to the Nicosia–Limassol Motorway, placing the capital's commercial hub, the Mall of Cyprus, and the Nicosia General Hospital only 10 minutes away. As one of the G&P Lazarou trusted properties, this expansive site provides the scale and versatility required for a signature project in a high-demand suburban corridor.

Key Features
Total Land Area: 7,443 m²

Town Planning Zones: * Kα8 (59%): Residential focus with 60% density for custom homes.

Δα2 (34%) & Δα4 (7%): Environmental/Protection zones ensuring natural views and low-density surroundings.

Building Density: 60% (Applicable to the residential portion)

Coverage Factor: 35%

Maximum Floors: 2 (Max height: 10m)

Strategic Proximity: Immediate access to the Nicosia–Limassol Highway; located near the Gialias Linear Park, Dali Health Centre, and local educational facilities.

Investment Potential: Perfect for a large-scale residential development or a luxury estate with extensive private parkland.

Capitalize on the scale and natural beauty of this unique land parcel in Dali. Contact G&P Lazarou today for a private consultation and a detailed development analysis.

Details

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

Main Features

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

Area

Plot Area: **7,433m²**

Gallery

