



For Sale, Land, Plot, Nicosia, Kalithea, 632m²

REG.NO: 0/4622, IKAROU, ASPROPAMPOULOS,
AGION KONSTANTINOU KAI ELENIS, DALI

For Sale : **€ 150,000**

Description

Secure a prime position in the prestigious and rapidly developing Kalithea area of Dali, Nicosia. This building plot is perfectly situated in a tranquil, newly developed residential neighborhood, making it a premier choice for those balancing Small Development aspirations with High-Value Living. Its location in a modern enclave ensures a community of contemporary homes and long-term neighborhood quality, providing both lifestyle excellence and significant yield potential.

Falling within the Residential Planning Zone Kα6, the property features a robust Building Density of 90% and a 50% coverage factor. These building parameters offer exceptional flexibility; you can design a substantial, high-end family villa with extensive living spaces or a boutique residential project to maximize your Cyprus real estate investment. As of early 2026, the Kalithea region continues to see strong demand due to its modern infrastructure and superior living standards, making this a strategic acquisition for forward-thinking investors.

Positioned perfectly for accessibility, this land for sale near Athalassa National Forest Park offers a peaceful suburban retreat just minutes from the capital's core. Residents benefit from being within a short drive of The Mall of Cyprus, the University of Cyprus, and major healthcare facilities, all while enjoying the quiet of a fresh, non-congested neighborhood. G&P Lazarou trusted properties brings a 34-year legacy of authoritative market leadership to this listing, ensuring your investment is handled with the professional care that has defined our firm since 1992.

Strategic Proximity & Landmarks

Nature: ~6.5 km (approx. 9-minute drive) from the expansive Athalassa National Forest Park.

Shopping & Retail: ~7.2 km (approx. 10-minute drive) from The Mall of Cyprus and IKEA.

Education: ~8.0 km (approx. 11-minute drive) from the University of Cyprus (UCY).

Healthcare: ~7.5 km (approx. 10-minute drive) from Nicosia General Hospital.

Connectivity: Quick and easy access to the Nicosia-Limassol motorway (A1) and the central hubs of Dali and Latsia.

Key Property Features

Location: Kalithea Area, Dali, Nicosia (Newly Developed Sector).

Town Planning Zone: Kα6 (Residential).

Building Density: 90% (High efficiency for luxury homes or small residential complexes).

Coverage Factor: 50%.

Permitted Height: 2 Floors (10 meters maximum).

Environment: Quiet, modern residential neighborhood with newly built infrastructure.

Status: Development-enabled with registered road access.

G&P Lazarou trusted properties has been a pillar of the Cypriot real estate market for over 34 years, providing professional expertise and a dedicated legacy of trust for every client.

Would you like me to prepare a detailed buildable area calculation based on the 90% density or provide the latest market price trends for new-builds in Kalithea? Contact G&P Lazarou today for a private consultation.



Details

Property Type: Land	Status: Available	Website
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Main Features

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

Plot Area: 632m²
