

For Sale, Land, Plot, Nicosia, Kalithea, 649m²

For Sale : **€ 161,000**

Description
Prime Corner Plot in Kallithea, Nicosia: Versatile Development Opportunity
Discover a rare real estate find in the sought-after Kalithea area of Dali. This 649m² corner plot offers a unique blend of high-yield potential and high-value living, making it an exceptional acquisition for both private individuals looking to build a custom residence and savvy investors eyeing a small-scale development.

Situated in a quiet cul-de-sac and bordering both a pedestrian walkway and a lush forest area, this land provides a serene backdrop that is hard to find in urban Nicosia. With a 90% building density, the site offers incredible versatility; it is perfectly scaled for a grand luxury villa with extensive gardens or a sophisticated, low-rise block of flats designed to capture the growing rental demand in the region.

Location is everything, and this property delivers. You are strategically positioned just minutes from key local amenities and major landmarks, ensuring that these plots of land for sale in Nicosia remain a liquid and appreciating asset.

Strategic Proximity & Accessibility
Education: 1.2 km (3-minute drive) from Dimotiko Sxoleio Daliou Γ.

Early Childhood: 1.3 km (3-minute drive) from Que Amo Kindergarten.

Major Landmarks: 3 km (7-minute drive) from the Carlsberg area, providing easy access to the highway.

Key Property Features
Location: Kalithea, Dali, Nicosia

Plot Size: 649m²

Building Density: 90% (Ideal for versatile residential development)

Price: €161,000 (No VAT)

Road Access: Registered Road & Corner Plot position

Unique Perks: Adjacent to a pedestrian walkway and forest; situated in a quiet cul-de-sac.

Details

Property Type: **Land** | Status: **Withdrawn** | Website

Main Features

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

Area

Plot Area: **649m²**

Further Details

Corner Plot

Gallery