

# For Sale, Land, Plot, Nicosia, Dali, Panag Evangelistria, 884m²

For Sale : **€ 150,000**

**Description**
This expansive 884 m² residential plot, located in a burgeoning and high-demand area of Dali, represents a premier opportunity for those seeking a balance between high-value living and a savvy Cyprus real estate investment. Falling within the Kα6 planning zone with a 90% building density, the property offers remarkable versatility—perfect for the construction of a large-scale private estate or a sophisticated small-scale residential development with significant yield potential. The site's generous proportions and 18.5-meter frontage on a registered road allow for a creative architectural approach, maximizing both indoor living space and return on investment.

The plot is strategically located to offer a blend of suburban tranquility and exceptional connectivity. It is situated in the Panagia Evangelistria quarter, a neighborhood defined by modern residential growth and proximity to essential landmarks like the Dali Municipal Stadium and the Panagia Evangelistria Church. For professionals, the site offers rapid access to the Nicosia–Limassol Motorway, ensuring a seamless 15-minute commute to the capital's commercial hubs and the Mall of Cyprus. As one of the G&P Lazarou trusted properties, this land is a secure foundation for a signature project, further enhanced by its VAT-exempt status, providing a significant financial advantage for the buyer.

Key Features
Plot Area: 884 m²

Town Planning Zone: Residential (Kα6 100%)

Building Density: 90% (Balance between small development and high-value living)

Coverage Factor: 50%

Maximum Floors: 2 (Max height: 10m)

Frontage: 18.5 meters on a registered road.

Financial Advantage: Not subject to VAT; Title Deed available.

Strategic Proximity: Immediate access to the Nicosia–Limassol Highway; located near Dali B' Primary School, the Archaeological Site of Idalion, and local retail services.

Investment Potential: Ideal for a high-yield residential complex or an expansive luxury residence.

Maximize your development potential with this significant residential land parcel in Dali. Contact G&P Lazarou today for a private consultation.

## Details

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

## Main Features

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

## Area

Plot Area: **884m²**

## Further Details

Corner Plot