

For Sale, Land, Plot, Nicosia, Dali, Panag Evangelistria, 1,706m²

For Sale : **€ 300,000**

Description
Prime 1,706m² Residential Plot in Dali: Strategic Development and High-Value Living
This expansive 1,706m² residential plot, located in a burgeoning 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 high density 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 features direct access via a registered road and is situated in a neighborhood defined by modern residential growth. The property is located just a short drive from the Dali Municipal Stadium and the Panagia Evangelistria Church, making it an ideal choice for families. 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: 1,706 m²

Town Planning Zone: Residential (Kα6)

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

Coverage Factor: 50%

Maximum Floors: 2

Maximum Height: 10m

Access: Registered road frontage.

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

Strategic Proximity: Immediate access to the Nicosia–Limassol Highway; located near the Dali B' Primary School, local parks, and essential 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: **1,706m²**

Further Details

Corner Plot