



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

PLEVRA TOU CHATZISTAVRI, PANAGIAS
EVAGGELISTRIAS, DALI, NICOSIA, REG. 0/4105,
0/4104

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