

For Sale, Land, Plot, Nicosia, Dali, Ag Konst and Elenis, 576m²

For Sale : **€ 120,000**

Description
This perfectly sized 576m² residential plot, situated in the burgeoning Agios Konstantinos & Elenis parish of Dali, represents a premier opportunity for those balancing high-value living with 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 spacious, modern family residence or a sophisticated small-scale residential development with high-yield potential.

The plot is strategically located in a serene residential corridor, offering a blend of suburban tranquility and exceptional connectivity. It is situated just a short drive from the Carlsberg Brewery and the Forum Private School, making it an ideal choice for families. For professionals, the property offers rapid access to the Nicosia–Limassol Motorway, ensuring a seamless 10-minute commute to the capital's commercial hubs, the Mall of Cyprus, and the Nicosia General Hospital. As one of the G&P Lazarou trusted properties, this site provides a secure and high-potential foundation in a neighborhood known for its contemporary architecture, further enhanced by its VAT-exempt status.

Key Features
Plot Area: 576 m²

Town Planning Zone: Residential (Kα6 100%)

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

Coverage Factor: 50%

Maximum Floors: 2

Maximum Height: 10m

Financial Advantage: No VAT; provides a significant saving on the total acquisition cost.

Strategic Proximity: Immediate access to the Nicosia–Limassol Highway; located near the Agios Konstantinos and Elenis Church, Carlsberg area, and local primary schools.

Investment Potential: Ideal for a bespoke luxury home or a high-yield duplex/small apartment project.

Maximize your investment potential in one of Dali's most accessible residential areas. Contact G&P Lazarou today for a private consultation regarding this 576m² plot.

Details

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

Main Features

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

Area

Plot Area: **576m²**