

For Sale, Land, Field, Nicosia, Alampra, 8,437m²

For Sale : **€ 330,000**

Description
For Sale Residential Field In Dali, Nicosia
Discover an exceptional opportunity to acquire a prime residential field of 8,437 m² in the sought-after Alampra area of Dali, Nicosia. Offering an impressive land area and excellent development potential, this outstanding property is ideal for developers, investors or private buyers seeking to create a prestigious residential project in one of the district's fastest-growing locations. The property falls entirely within the Kα9 Residential Planning Zone (100%), offering favourable development parameters with a 40% building density and 25% coverage factor. Development regulations permit construction of up to 2 floors with a maximum building height of 10 metres, allowing for a total buildable area of approximately 3,374.8 m², subject to obtaining the necessary planning permits and approvals. These excellent planning characteristics make the property perfectly suited for subdivision into multiple luxury residential plots, the construction of elegant detached homes or the development of an impressive private estate with extensive landscaped gardens and outdoor living areas. Situated in the rapidly developing area of Dali, close to Alampra, the property enjoys excellent accessibility to the Nicosia–Limassol Motorway while remaining within easy reach of schools, supermarkets, cafés, restaurants and all everyday amenities. The strategic location provides the perfect balance between peaceful suburban living and excellent connectivity to the capital and the rest of Cyprus. The property is situated approximately 2.5 km from Alampra Village Centre, 4.0 km from Dali Municipality, 4.5 km from the Nicosia–Limassol Motorway, 16.0 km from Nicosia City Centre, 18.0 km from Larnaca International Airport and approximately 20.0 km from Larnaca City Centre. Combining an outstanding plot size, excellent residential planning parameters and a strategic location, this exceptional property represents a rare opportunity for premium residential development and long-term investment. To discover more residential land for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/ Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

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

Main Features

Property Subtype: **Field**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **8,437m²**