

For Sale, Land, Field, Nicosia, Dali, Panag Evangelistria, 1,835m²

For Sale : **€ 159,900**

Description
For Sale ½ Share Residential Plot In Dali, Nicosia
An excellent opportunity to acquire a ½ share of a residential plot in the rapidly developing municipality of Dali, Nicosia. Extending to 1,835 m², this property represents the left-side portion, with the distribution already completed, offering an outstanding investment opportunity for developers, investors or private buyers seeking a ready-to-develop residential asset in one of the capital's fastest-growing areas.
The property falls entirely within the Κα6 Residential Planning Zone (100%) and benefits from a 90% building density and 50% coverage factor. These favourable planning parameters allow for the construction of detached houses, luxury villas, maisonettes or a boutique residential development, subject to obtaining the necessary permits and approvals. Development regulations permit construction of up to 2 floors with a maximum building height of 10 metres.
A major advantage of the property is that it benefits from registered road access, ensuring immediate and convenient entry. In addition, a separate Title Deed is available, allowing for an immediate and secure transfer of ownership. The completed distribution further enhances the property's value, providing clarity and convenience for future development.
Situated in a quiet residential area of Dali, the property enjoys easy access to schools, supermarkets, bakeries, pharmacies, banks and all everyday amenities. Its strategic location also provides excellent connectivity to the Nicosia–Limassol and Nicosia–Larnaca motorways, ensuring quick access to the city centre and other major destinations.
The property is situated approximately 1.5 km from Dali Town Centre, 2.0 km from Idalion Municipal Stadium, 2.5 km from local schools, 3.0 km from supermarkets and essential services, 4.0 km from the Nicosia–Limassol Motorway, 6.5 km from the Mall of Cyprus and approximately 11.0 km from Nicosia City Centre.
Combining favourable residential planning parameters, completed distribution, registered road access and an available Title Deed, this property represents an outstanding opportunity for immediate residential development or long-term investment in one of Nicosia's most promising residential districts.
To discover more options in this area, you can browse our complete portfolio of residential land for sale in Nicosia 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: **1,835m²**