

For Sale, Land, Field, Nicosia, Dali, Panag Evangelistria, 2,509m²

For Sale : **€ 150,000**

Description
For Sale Residential Corner Land In Dali, Nicosia
An outstanding opportunity to acquire a premium corner residential field in the rapidly developing municipality of Dali, Nicosia. Extending to 2,509 m², this property combines excellent planning characteristics with immediate development potential, making it an ideal choice for developers, investors and private buyers seeking a high-value residential asset in one of Nicosia's fastest-growing areas.
The property falls entirely within the Kα6 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, duplex residences or a small 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 its corner position with registered road frontage on two sides, providing excellent accessibility, natural light, ventilation and greater architectural flexibility. Furthermore, the property already benefits from an approved planning permit for its division into two separate residential plots, with the subdivision completed and a newly constructed road passing through the development. This significantly enhances both the development potential and investment value of the property.
Situated in a quiet yet well-connected residential area, the property enjoys close proximity to schools, supermarkets, bakeries, pharmacies, parks and all everyday amenities. It also offers quick access to the Nicosia–Limassol motorway, providing convenient connections to Nicosia city centre, Larnaca and Limassol.
The property is situated approximately 1.5 km from Dali Municipality Centre, 2.0 km from local schools, 2.5 km from supermarkets and essential services, 3.0 km from the Nicosia–Limassol Motorway, 4.5 km from the Ancient Idalion Archaeological Site, 6.0 km from the Mall of Cyprus, 7.0 km from Nicosia General Hospital and approximately 15.0 km from Nicosia City Centre.
Combining a prime corner location, completed subdivision approval, excellent residential planning parameters and outstanding accessibility, this property represents a rare investment opportunity in one of Nicosia's most sought-after 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: **2,509m²**

Further Details

Corner Plot