

For Sale, Land, Field, Nicosia, Dali, Panag Evangelistria, 4,020m²

For Sale : **€ 400,000**

Description
For Sale Residential Land In Dali, Nicosia
An exceptional opportunity to acquire a premium corner residential field in the rapidly developing municipality of Dali, Nicosia. Extending to an impressive 4,020 m², this property offers outstanding development potential in one of the district's most desirable residential areas. Its corner position and dual road frontage provide excellent accessibility, visibility and design flexibility, making it an ideal choice for developers, investors and private buyers seeking a high-value residential asset.
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 development of detached villas, duplex residences, townhouse projects or small residential complexes, subject to obtaining the necessary permits and approvals. Development regulations permit construction of up to 2 storeys with a maximum building height of 10 metres.
One of the property's strongest advantages is its corner position with registered road frontage on two sides, providing superior accessibility, enhanced natural light, improved ventilation and greater architectural flexibility. The generous size of the land offers excellent opportunities for residential development while maintaining spacious outdoor areas and attractive landscaping.
Situated in a well-established and continuously expanding residential area, the property enjoys easy access to schools, supermarkets, bakeries, pharmacies, parks and all essential daily amenities. Its strategic location also provides excellent connectivity to the Nicosia–Limassol motorway and the wider road network, making commuting simple and convenient.
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, 4.0 km from the Ancient Idalion Archaeological Site, 5.0 km from the Carlsberg Industrial Area, 7.0 km from the Mall of Cyprus and approximately 15.0 km from Nicosia City Centre.
Combining substantial dimensions, excellent planning parameters, corner positioning and strong long-term investment potential, this property represents a rare opportunity in one of Nicosia's fastest-growing 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: **4,020m²**

Further Details

Corner Plot