



For Sale, Land, Plot, Nicosia, Dali, 856m²

ASPROPAMBOULOS, AGION KONSTANTINOU KAI
ELENIS, IDALION, NICOSIA, REG. 0/5625

For Sale : € 135,000

Description

This expansive 856m² residential plot, situated in the prestigious and tranquil Kallithea area of Dali, represents a premier opportunity for those prioritizing family living and a secure long-term investment. Falling within the Kα8 planning zone with a 60% building density, the property is perfectly suited for the creation of a high-end, bespoke detached residence. The lower density parameters ensure a neighborhood atmosphere defined by privacy, extensive garden space, and a harmonious balance with the surrounding modern homes.

The plot is strategically located to offer both 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 site provides rapid access to the Nicosia-Limassol Motorway, placing the capital's commercial hubs, the Mall of Cyprus, and the Nicosia General Hospital within a 10-minute drive. As one of the G&P Lazarou trusted properties, this land—offering registered road access and an available title deed—provides a secure and premium foundation for building a custom home in a high-demand residential corridor.

Key Features

Plot Area: 856 m² (Ideal for a large detached family villa)

Town Planning Zone: Residential (Kα8 100%)

Building Density: 60% (Focus on privacy, space, and building a custom home)

Coverage Factor: 35%

Maximum Floors: 2

Maximum Height: 10m

Documentation: Title Deed Available; registered road access.

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

Strategic Proximity: Immediate access to the Nicosia-Limassol Highway; located near the Forum Private School, Carlsberg area, and local supermarkets/amenities.

Investment Profile: A secure asset in a family-friendly area with high appreciation potential.

Build your family's future in the exclusive and peaceful community of Kallithea. Contact G&P Lazarou today for a private consultation regarding this 856m² plot.

Details

Property Type: Land

Status: Available

[Website](#)

Main Features

Property Subtype: Plot

Town Planning Zone: Residential

Height: 10

Area

Plot Area: 856m²