

For Sale, Land, Plot, Nicosia, Kalithea, 646m²

For Sale : **€ 153,000**

Description
FOR SALE RESIDENTIAL PLOT IN DALI (KALLITHEA), NICOSIA
The Foundation of Your Future
Imagine standing on the exact spot where your future begins. Buying a plot is not just about acquiring land; it is about the ultimate freedom to design a custom sanctuary tailored perfectly to your family's lifestyle. This exceptional residential plot in the rapidly developing Kallithea area of Dali offers the ideal blank canvas to bring your architectural vision to life, surrounded by a modern community that guarantees long-term value.
Versatile Development Opportunities
Boasting a generous 646-square-meter surface and excellent road frontage, this property is primed for immediate construction. With a 90% building density, the zoning offers fantastic versatility: it is perfectly sized for a spacious, multi-level family house with a large garden, or a multi-unit residential building for high-yield returns. All essential infrastructure is already in place, making the transition from blueprint to reality incredibly smooth.
Key Property Features:
Property Type: Residential Plot
Plot Size: 646m² of flat, easily developable land
Planning Zone: Κα6 (Residential)
Building Density: 90% (Suitable for a spacious family house or a residential building)
Coverage Ratio: 50%
Max Floors/Height: 2 Floors / 10m Height
Infrastructure: Registered public road access with direct water, electricity, and telecommunications.
Location & Neighborhood Benefits
Location is the foundation of any great investment. Situated in a premium, quiet neighborhood in Kallithea, this plot offers a rare balance of peaceful suburban living and extreme convenience for commuters.
Nicosia-Limassol Highway Access: ~2.5 km (Approx. 4 mins drive)
Carlsberg Brewery Area: ~2.0 km (Approx. 3 mins drive)
The Mall of Cyprus & IKEA: ~7.5 km (Approx. 10 mins drive)
Nicosia General Hospital: ~7.0 km (Approx. 9 mins drive)
Nicosia City Center: ~12 km (Approx. 15-18 mins drive)
Make It Yours
If you are searching for premium real estate in Cyprus with guaranteed potential, this plot for sale in Dali (Kallithea) is an unparalleled opportunity. Prime development land with this specific density in such a high-demand area moves quickly.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange a site visit and discuss the possibilities!

Details

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

Main Features

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

Area

Plot Area: **646m²**

Gallery

