



For Sale, Building, Residential Building, Nicosia, Dali, Ag Konst and Elenis, 593m²

DYO SPILIES, AGION CONSTANTINOU &
ELENIS(Steliou Mavrommati Str.), DALI, NICOSIA,
REG. 13/1651

For Sale : **€ 1,150,000**

Description

For Sale Residential Building in Dali, Nicosia

Practical Investment Opportunity

Located in the growing residential area of Dali, this brand-new (built in 2026) 2-story residential building offers a highly practical and secure investment. It is a solid, functional asset featuring three apartments per floor, ideal for an investor looking for a ready-to-go property with immediate access to local amenities. Importantly, planning permission for the subdivision of the apartments has already been granted, streamlining your investment process.

Functional Building Layout

The building features a straightforward and efficient layout across its two floors, with three apartments per level and 15.00 sqm of designated common areas on each floor. On the first floor, apartment Δ101 offers 90.00 sqm of internal space, an 8.50 sqm covered veranda, a 4.10 sqm storage room, and 11.65 sqm of covered parking. Apartment Δ102 features a spacious 112.00 sqm interior, a large 21.80 sqm veranda, a 6.60 sqm storage room, and 11.65 sqm of parking. Apartment Δ103 provides 45.00 sqm of internal space, a 6.10 sqm veranda, a 2.65 sqm storage room, and 11.65 sqm of parking. The second floor mirrors this practical setup: apartment Δ201 includes 90.00 sqm internally, an 8.50 sqm veranda, a 5.00 sqm storage room, and 11.65 sqm of parking. Apartment Δ202 offers 112.00 sqm of internal space, a 21.80 sqm veranda, a 4.65 sqm storage room, and 11.65 sqm of parking. Finally, apartment Δ203 features 45.00 sqm of internal space, a 6.10 sqm veranda, and 11.65 sqm of parking (this specific unit does not include a dedicated storage room).

Key Property Features

Property Type: 2-Story Residential Building (For Sale)

Build Year: Brand New (2026)

Total Units: 6 Apartments (Three per floor)

Legal Status: Planning permission for apartment subdivision is granted

Parking & Storage: Covered parking for all units; storage rooms for 5 out of 6 units

Solar Panels & Photovoltaics

Nearby Landmarks

Conveniently located for everyday living, the building is exceptionally well-positioned for quick access to the highway and local Dali infrastructure. For daily shopping, supermarkets and local bakeries are just about 1.50 kilometers away. For families, local schools and community parks are within a 2.00-kilometer radius. When you need to commute to Nicosia or head towards the coast, the Nicosia-Limassol highway entrance is a short 3.50-kilometer drive from the property.

Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gpazarou.com to arrange your private viewing!

Details

Property Type: **Building**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Residential Building**

Construction Stage: **Completed**

Construction Year: **2025**

Floors Building: **2**

Area

Plot Area: **593m²**

Further Details

Water, Electricity



Gallery













