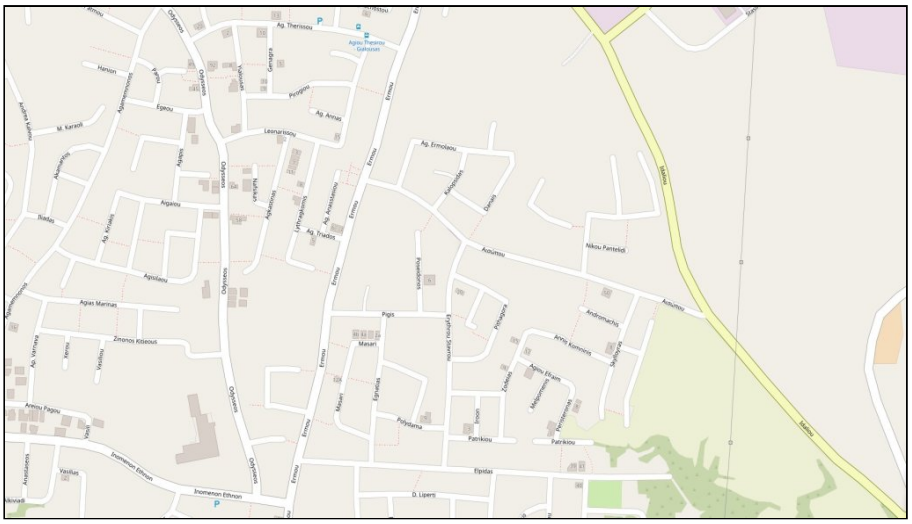


For Sale, Land, Plot, Nicosia, Dali, Ag Konst and Elenis, 744m²

For Sale : **€ 165,000**

Description
For Sale Residential Plot In Dali,Nicosia
Modern Urban Living in a Prime Nicosia District
Experience a sophisticated, highly practical, and accessible investment opportunity with this exceptional residential plot, perfectly situated in the developing and high-status area of Dali. Offering an emotionally rejuvenating environment, this property represents a top-tier residential proposal and a solid, highly functional asset in 2026. Designed for those who demand the perfect balance of suburban tranquility and immediate proximity to the capital's industrial and commercial hubs, the plot is located in a quiet, high-demand neighborhood known for its modern family residences and wide avenues. Its strategic position ensures essential daily practicality, providing a secure investment choice in one of Nicosia's most promising residential corridors.
Functional Layout & High-Value Residential Features
This property boasts a smart, exceptionally spacious perspective designed for ultimate development flexibility, covering a total area of 744 sq.m.. The land serves your architectural vision perfectly, falling entirely within the Kα6 residential zone (100%), which allows for a substantial building density of 90% and a 50% cover factor. Flawlessly positioned for a two-storey project with a maximum height of 10 meters, it offers the ideal setting for a large luxury villa or a small apartment block focused on outdoor wellness and modern Mediterranean living. Residents of a future project here will benefit from an organized, healthy, and sustainable lifestyle in a zone characterized by its clean environment and professional neighborhood profile.
Extensive Property Features
Property Type: Residential Plot
Location: Dali, Nicosia
Land Area: 744 sq.m.
Planning Zone: Kα6 (100%)
Building Density: 90%
Coverage Factor: 50%
Max Floors: 2 Storeys
Max Height: 10 Meters
Development Potential: Ideal for a luxury family home or multi-unit residential building
Legal Status: Title Deed available for immediate transfer
Nearby Landmarks & Amenities
In a convenient location for a vibrant urban routine in Dali, the plot is surrounded by top-tier infrastructure:
Idalion Archaeological Site: A major cultural landmark reachable within 2.0 km for history and nature escapes.
Dali Municipal Hall: Located just 1.5 km away, providing essential daily practicality for administrative needs.
Carlsberg Brewery Area: A major industrial and professional landmark reachable within 3.5 km.
AlphaMega & Lidl Nisou: Your primary shopping destinations accessible for your daily routine within 2.8 km.
Chalkoutsa Park: A nearby green lung for wellness activities situated within 1.2 km.
Lyceum of Idalion: Strategic proximity at 1.4 km for quality regional education.
Panagia Evangelistria Church: A famous local landmark for the community situated only 0.8 km away.
Nicosia Hospital: A major healthcare landmark reachable in a 12-minute drive (9.5 km).
A1 Highway Interchange (Nisou): Immediate connectivity within 5 minutes (3.0 km) for seamless island-wide travel.
Nicosia City Center: Reachable at 15 km, offering the capital's full range of professional services.
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: **Plot**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **744m²**