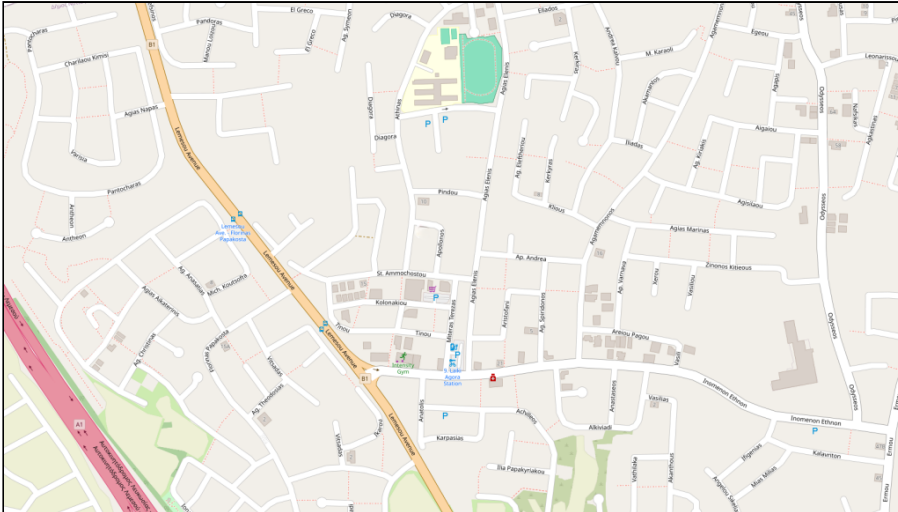




For Sale, Land, Plot, Nicosia, Dali, Ag Konst and Elenis, 693m²

ASPROPAMPOULOS, AGION KOSTANTINOU KAI
ELENIS, IDALION, REG:13/709

For Sale : **€ 155,000**

Description

For Sale Residential Plot In Dali, Nicosia

Strategic Residential Land Investment in Dali

Experience an exceptional and high-potential real estate opportunity with this premium residential plot, strategically located in a rapidly growing, highly demanded, and beautifully connected family neighborhood in Dali (Idalion), Nicosia. This property represents a top-tier investment proposal, offering a solid, high-value, and remarkably functional asset for immediate development. Arriving with a generous total area of 693 square meters, the plot features an ideal shape and clean topography, granting maximum architectural flexibility, efficient land utilization, and low-cost construction preparation. Designed for smart developers, private contractors, or savvy investors targeting high-yield rental assets, this property offers multiple high-return construction pathways in a peaceful suburban node with seamless highway access.

Exceptional Development Footprint & High-Yield Building Metrics

The property features a robust development footprint spanning 693 square meters, meticulously structured to support high-density residential architectures while complying with contemporary urban standards. Falling within a highly favorable residential planning zone, the plot is optimized with an intensive 90% building density factor and a balanced 50% building coverage factor. According to its official zoning metrics, it allows for structures up to 2 storeys high with a maximum building height allowance of 10 meters.

The plot offers extraordinary versatility for immediate architectural configuration, making it perfectly suited for multiple high-yield development strategies:

The Villa Strategy: Ideal for the construction of a private complex comprising up to 3 independent custom family houses.

The Apartment Block Strategy: Highly optimized for a modern residential building hosting up to six 2-bedroom apartments paired with two 1-bedroom apartments, maximizing rental income potential.

Extensive Property Features

Property Type: Residential Plot

Listing Type: Available For Sale

Location: Dali, Nicosia

Total Land Area: 693 Square Meters

Building Density: 90%

Coverage Factor: 50%

Maximum Floors Allowed: 2 Storeys

Maximum Height Allowance: 10 meters

Development Versatility: Shovel-ready footprint tailored for 3 detached houses OR a multi-unit residential apartment building (6 x 2-bedrooms + 2 x 1-bedrooms)

Suitable For: Irreplaceable choice for visionary developers, private builders, or co-buying families seeking an affordable, scalable, and premium residential package in Nicosia's top-performing southern expansion zone

Nearby Landmarks & Amenities

In a convenient location for a vibrant routine in the Dali municipal network, the property is supported by essential infrastructure, major retail destinations, and central highway intersections.

The Historic Idalion Archaeological Site & Museum represent a premier national cultural landmark situated within the local district.

The Dali Industrial & Commercial Zones host major regional distribution headquarters, corporate offices, and robust employment hubs moments away.

The Carlsbad & Chalkanorou Commercial Avenues provide immediate access to large high-street supermarkets, retail bakeries, local pharmacies, banks, and family cafes.

Dali Primary & Secondary Schools are highly established local educational institutions providing comprehensive schooling networks for growing families nearby.

The A1 Nicosia-Limassol Highway Network is easily accessible within a brief 2-minute drive, ensuring a seamless transport connection for cross-district commuting to Larnaca Airport, Limassol, or the capital core.

The Mall of Cyprus & Nicosia General Hospital are primary national retail and medical infrastructure destinations reachable within a straightforward 7 to 9-minute drive.

To discover more options in this area, you can browse our complete portfolio of 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/plot/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 site viewing and



technical design briefing!

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **693m²**

Further Details

Corner Plot