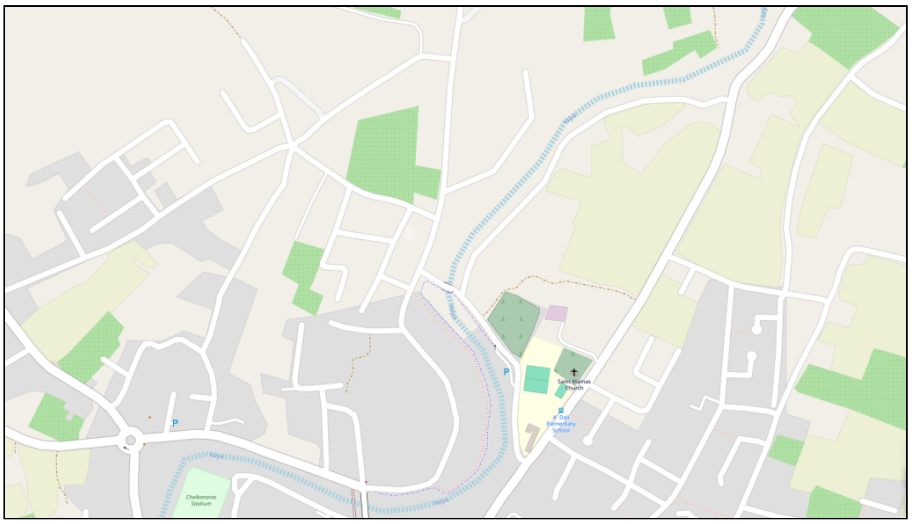


For Sale, Land, Plot, Nicosia, Dali, Panag Evangelistria, 625m²

For Sale : **€ 125,000**

Description
For Sale Residential Plot In Dali,Nicosia
Strategic Residential & Development Positioning in Dali's Elite Suburb
Unlock an exceptional real estate development opportunity with this premium residential plot, strategically located in a high-potential, quiet, and beautifully connected modern residential zone in Dali, Nicosia. This property represents a top-tier investment proposal, offering a solid, high-value, and remarkably shaped land asset optimized for upscale contemporary family living or custom multi-unit construction. Its positioning ensures a perfect balance of suburban tranquillity and central structural convenience, remaining nicely detached from heavy urban traffic while maintaining rapid transit connectivity. Its strategic location makes it a highly secure choice for developers or private buyers seeking to build a custom-designed luxury estate in one of Nicosia's most requested suburban expansion nodes.
High-Value Technical Parameters & Building Specifications
The land asset possesses exceptional physical and planning parameters, custom-tailored to facilitate effortless architectural design, structural flexibility, and premium building efficiency. Spanning a generous total surface area of 625 sq.m., the plot is nestled entirely (100%) within the highly favored Kα8 Residential Zone, offering premium zoning security and high-end residential planning advantages. The plot incorporates a highly advantageous Building Density of 60% and a Coverage Factor of 35%, enabling the grand-scale development of a massive, luxury multi-level standalone villa with extensive gardens, or a premium low-density residential complex featuring private family apartments.
Flawless Infrastructure, Logistics & Direct Road Access
Delivering a completely ready-to-develop framework, this asset ensures full technical readiness and seamless construction planning. The property benefits from direct, legal access via an official, fully registered asphalt road, guaranteeing complete structural convenience and immediate connection to public mobility networks. All essential public utility infrastructures—including high-capacity modern electricity grids, central municipal water supplies, and advanced telecommunication links—are readily available on-site, minimizing preliminary development overheads and accelerating construction licensing timelines.
Extensive Property Features
Property Type: Residential Plot
Listing Type: Available For Sale
Location: Dali, Nicosia
Total Land Area: 625 sq.m.
Planning Zone: Kα8 (100% Full Inclusion)
Building Density Factor: 60%
Coverage Factor: 35%
Access Infrastructure: Direct Frontage on a Fully Registered Road
Utility Infrastructure: Immediate Readiness for Electricity, Water, and Telecom Connection
Legal Status: Clear Title Deed Available for Immediate Ownership Transfer & Construction Licensing
Suitable For: Perfect for private individuals aiming to erect a bespoke luxury villa, or smart developers seeking a high-yield residential project in a high-demand suburban community
Nearby Landmarks & Amenities
In an exceptionally convenient location for a vibrant, upscale routine in the Dali municipal network, the land asset is supported by elite local services, modern schools, and central transport channels.
The Historic Dali & Idalion Archaeological Sites represent prominent national cultural landmarks and protective green buffer zones within the surrounding region.
Dali Primary & Secondary Municipal Schools are highly rated educational institutions situated within the immediate surrounding neighborhood network.
The Central Chalkanor Avenue & Limassol Avenue provide immediate access to large high-street supermarkets, traditional retail bakeries, local pharmacies, commercial banks, gyms, and popular family cafes.
The A1 Nicosia-Limassol Highway Network is reachable within a brief 5-minute drive, ensuring a seamless transport connection for cross-district commuting to Nicosia's center or rapid transit to coastal cities.
The Carlsberg Region Commercial Hub is situated nearby, offering extensive employment nodes, corporate centers, and widespread commercial solutions.
To discover more options in this area, you can browse our complete portfolio of plots for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/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 viewing!

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **625m²**