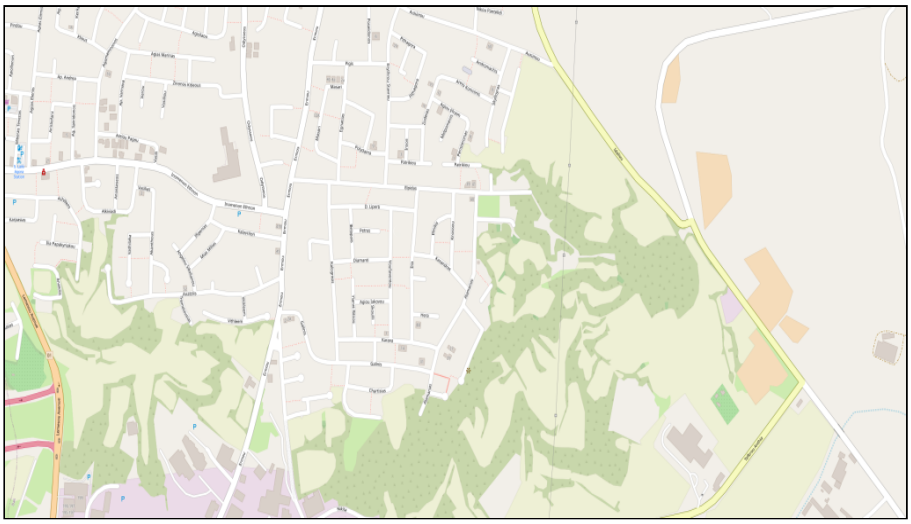

For Sale, Land, Plot, Nicosia, Ag Konst and Elenis, 793m²

For Sale : **€ 190,000**

Description
RESIDENTIAL PLOT OF 793 m² FOR SALE OR EXCHANGE WITH A NEW 2-BEDROOM APARTMENT – KONSTANTINOU & ELENIS AREA, DALI – NICOSIA
G&P Lazarou Estate Agents presents for sale this large residential plot with a total area of 793 m², located in the Konstantinou & Elenis area of Dali, Nicosia. The property is available either for sale or for exchange with a new 2-bedroom apartment.
The property's location provides access to the everyday amenities and services available in Dali, including supermarkets and other commercial and service facilities. Notable landmarks in the wider Dali area also include the Archaeological Site of Idalion and the Archaeological Museum of Ancient Idalion.
The property falls within Residential Planning Zone Κα8 (Ka8), with a building density coefficient of 90% and a coverage coefficient of 50%.
Based on the total area of 793 m², this corresponds to an indicative total buildable area of approximately 713.7 m² and a maximum indicative ground coverage of approximately 396.5 m², provided that these planning rights apply to the entire plot and always subject to the applicable planning regulations and the necessary approvals from the relevant authorities.
According to the available planning characteristics, development of up to 2 floors is permitted, with a maximum height of 10 m. The combination of the plot's generous size and planning characteristics provides considerable potential for residential development, depending on the proposed design and the relevant approvals.
An additional advantage of the property is its large size and regular shape, characteristics that may facilitate architectural planning and provide greater flexibility for future development.
This represents an attractive opportunity for private buyers and investors seeking a sizeable residential plot in Dali with a high building density coefficient and significant development potential. The option to exchange the property for a new 2-bedroom apartment provides additional flexibility for interested parties.
Property Features: Residential Plot | Konstantinou & Elenis Area | Dali, Nicosia | Area 793 m² | Residential Zone Κα8 (Ka8) | Building Density 90% | Coverage 50% | Up to 2 Floors | Maximum Height 10 m | Large Plot | Regular Shape | For Sale or Exchange with a New 2-Bedroom Apartment
Nearby Landmarks: Everyday amenities and commercial facilities in Dali | Archaeological Site of Idalion | Archaeological Museum of Ancient Idalion
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/for_sale/Nicosia?property_type%5Bland%5D%5Bfield%5D=field&town_planning_zone%5Bagricultural%5D=agricu
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: **793m²**

Gallery

