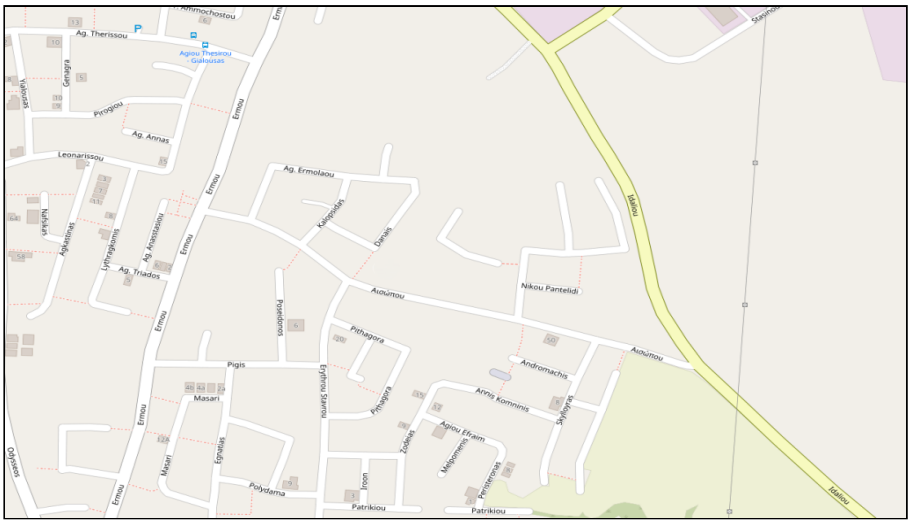

For Sale, Land, Plot, Nicosia, Dali, Ag Konst and Elenis, 623m²

For Sale : **€ 125,000**

Description
RESIDENTIAL PLOT OF 623 m² FOR SALE IN DALI, NICOSIA – WITH REGISTERED ROAD ACCESS
G&P Lazarou Estate Agents presents for sale this residential plot with a total area of 623 m², located in Dali, Nicosia District.
The property falls within Residential Planning Zone Κα6 (Ka6), with a building density coefficient of 90% and a coverage coefficient of 50%, offering considerable potential for residential development.
Based on the total area of 623 m² and the 90% building density coefficient, the property offers an indicative total buildable area of approximately 560.7 m². With a coverage coefficient of 50%, the indicative maximum ground coverage is approximately 311.5 m², always subject to the applicable planning regulations and the necessary approvals from the relevant authorities.
The plot benefits from registered road access through a narrow entrance, with approximately 3.5 metres of frontage. Additionally, it adjoins a pedestrian pathway to the west and state-owned land to the east, defining its position and boundaries.
The property's land area, combined with its residential zoning, provides opportunities for future development. Due to the limited width of the entrance, any proposed development should take into consideration access requirements, planning standards and the necessary approvals.
This represents an interesting opportunity for private buyers or investors seeking a residential plot in Dali, with development potential depending on the proposed design.
Property Features: Residential Plot | Dali, Nicosia | Area 623 m² | Residential Zone Κα6 (Ka6) | Building Density 90% | Coverage 50% | Indicative Buildable Area 560.7 m² | Indicative Maximum Coverage 311.5 m² | Registered Road Access | Narrow Entrance with 3.5 m Frontage | Adjoins Pedestrian Pathway to the West | Adjoins State-Owned Land to the East
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%5Bplot%5D=plot
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: **623m²**

Gallery

