

For Sale, Land, Plot, Nicosia, Dali, Ag Konst and Elenis, 7,747m²

For Sale : **€ 850,000**

Description
For Sale | Residential Field of 7,747 m² in Planning Zone Kα8 with Registered Road Access in Dali, Nicosia
A residential field with a total area of 7,747 square metres (m²) is available for sale in Dali (Idalion), Nicosia District. The property represents an attractive opportunity for buyers, developers and investors seeking residential land with development potential.
The field falls within Residential Planning Zone Kα8, featuring a building density coefficient of 60% and a coverage ratio of 35%, in accordance with the applicable planning regulations.
Based on the property's total land area, the building density coefficient theoretically allows for approximately 4,648.20 m² of buildable floor area, while the coverage ratio corresponds to a maximum ground coverage of approximately 2,711.45 m². These calculations are indicative and remain subject to the applicable planning regulations, development restrictions and necessary approvals.
One of the property's main advantages is that it benefits from access via a registered public road with an approximate width of 10 metres, providing convenient access to the field and enhancing its potential for future residential development.
The property can be accessed through two alternative routes. The first route is via Koinopolitias Street, turning left onto Kythiron Street and then taking another left turn. Alternatively, access is available from Koinopolitias Street onto Olympias Street, followed by a right turn.
The availability of registered road access, combined with the property's substantial land area and residential planning characteristics, enhances its potential for future residential development, subject to obtaining the necessary planning and building permits.
The property is situated in the wider Dali area, offering access to residential neighbourhoods, schools, supermarkets and essential everyday amenities. Important points of interest in the wider area include Dali Municipality | Ancient Idalion Archaeological Site | Local Archaeological Museum of Idalion | Pera Chorio | Latsia.
Combining its 7,747 m² land area, Kα8 residential planning zone, 60% building density, 35% coverage ratio and access via a registered public road, this field represents an appealing opportunity for future residential development or a long-term property investment, subject to the applicable planning regulations and necessary approvals.
To discover more residential fields and land for sale in Nicosia District, you can browse our complete portfolio directly from our website by clicking the following link:
https://gplazarou.com/en/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 for further information or to arrange a viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **7,747m²**

Gallery

