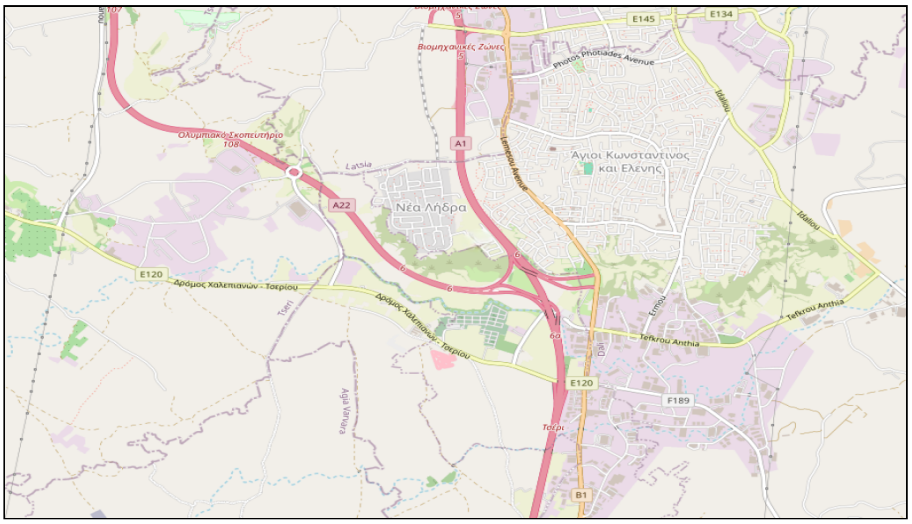


For Sale, Land, Plot, Nicosia, Dali, Ag Konst and Elenis, 541m²

For Sale : **€ 118,000**

Description
For Sale | Rectangular Residential Plot of 541 m² with 22.10-Metre Frontage Adjoining a Pedestrian Walkway in Dali, Nicosia
An attractive rectangular residential plot of 541 m² is available for sale in Dali, Nicosia District, offering an excellent opportunity for buyers and investors seeking residential land with generous frontage, registered road access and favourable planning coefficients.
The property features a regular rectangular shape and an impressive frontage of approximately 22.10 metres, providing practical dimensions and flexibility for the architectural design of a future residence.
A distinctive feature of the property is that it adjoins a pedestrian walkway, adding to the appeal of its setting. Combined with the generous frontage, this characteristic offers interesting possibilities for the design and arrangement of a future home, subject to applicable planning requirements.
The plot also benefits from access via a registered road, providing convenient connectivity to the surrounding road network and facilitating potential residential development.
The property has a building density coefficient of 60% and a coverage ratio of 35%, offering attractive planning parameters for the construction of a private residence or another permitted residential development.
Based on its total area of 541 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 324.60 m² and an indicative maximum ground coverage of approximately 189.35 m², subject to applicable planning regulations and necessary approvals.
Located in Dali, within Nicosia District, the property offers access to the amenities and services of the wider area. Important points of reference include Dali Town Centre | Latsia | Geri | University of Cyprus | General Hospital of Nicosia, connecting the area with neighbouring residential communities, educational facilities and essential services.
The combination of its 541 m² land area, rectangular configuration, generous 22.10-metre frontage, adjoining pedestrian walkway and registered road access makes the property an appealing option for buyers wishing to construct a modern family residence with comfortable indoor and outdoor spaces.
With its 60% building density, 35% coverage ratio and location in Dali, this residential plot represents an attractive opportunity for private buyers and investors seeking land with future development potential.
To discover more residential plots and land for sale in Nicosia District, browse our complete portfolio:
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 for further information or to arrange a viewing!

Details

Property Type: **Land**
Website

Status: **Available**

Unit Number: **PLOT 30**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **541m²**

Gallery

