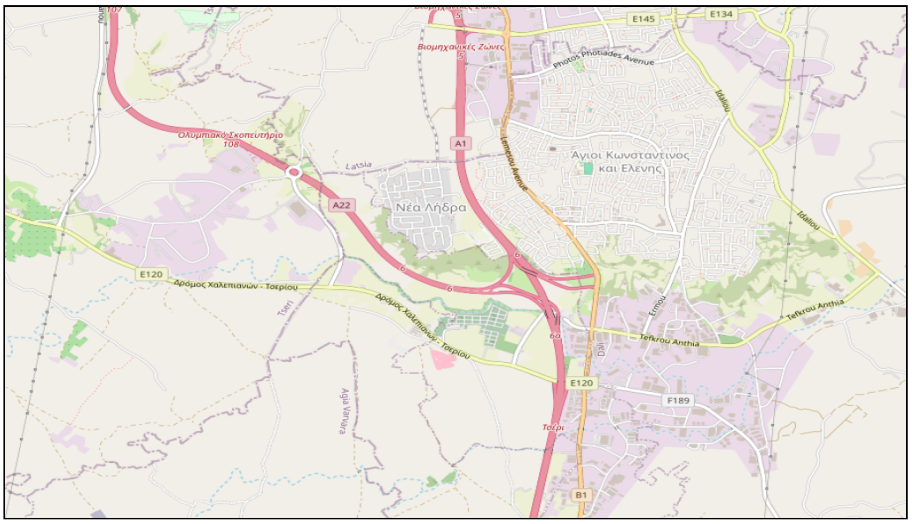


For Sale, Land, Plot, Nicosia, Dali, Ag Konst and Elenis, 535m²

For Sale : **€ 118,000**

Description
For Sale | Rectangular Residential Plot of 535 m² with Large 25.30-Metre Frontage in Dali, Nicosia
An attractive rectangular residential plot of 535 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 stands out for its regular rectangular shape and impressive frontage of approximately 25.30 metres, offering excellent flexibility for the architectural design of a future residence. Its generous frontage and practical configuration provide opportunities for creating a comfortable family home with functional indoor and outdoor spaces.
A significant advantage of the plot is its access via a registered road, providing connectivity to the surrounding road network and making the property a practical choice for future residential development.
The plot benefits from 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 535 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 321 m² and an indicative maximum ground coverage of approximately 187.25 m², subject to applicable planning regulations and necessary approvals.
Located in Dali, within Nicosia District, the property provides access to the amenities and services of the wider region. 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 institutions and essential services.
The combination of its 535 m² land area, rectangular configuration, substantial 25.30-metre frontage and registered road access makes the property an appealing option for buyers wishing to construct a modern family residence.
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**
Status: **Available**
Unit Number: **PLOT 37**
Website

Main Features

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

Area

Plot Area: **535m²**

Gallery

