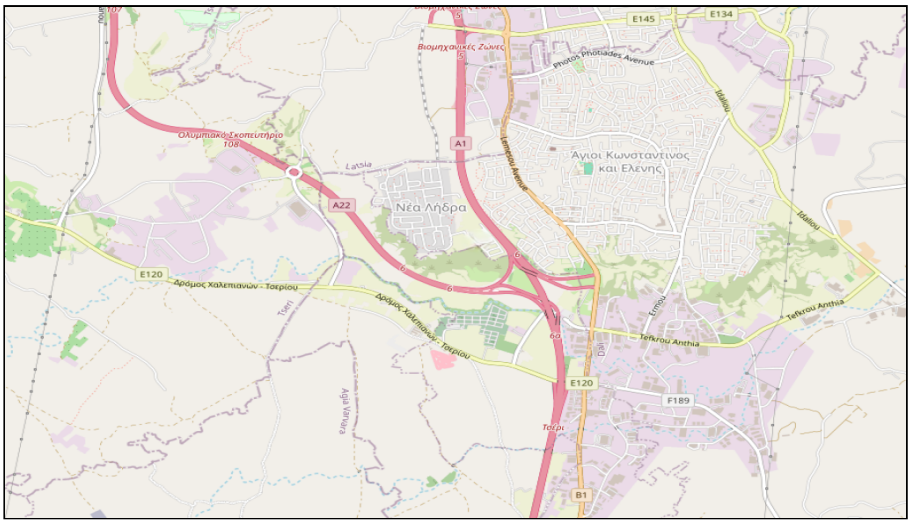


For Sale, Land, Plot, Nicosia, Dali, Ag Konst and Elenis, 544m²

For Sale : **€ 118,000**

Description
For Sale | Corner Residential Plot of 544 m² with Impressive 45.70-Metre Frontage in Dali, Nicosia
An attractive corner residential plot of 544 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 corner position and impressive total frontage of approximately 45.70 metres, offering considerable flexibility for the architectural design of a future residence. Its corner configuration and generous dimensions create interesting possibilities for developing a modern family home with comfortable indoor and outdoor living spaces.
A significant advantage of the plot is its access via a registered road, providing convenient connectivity to the surrounding road network and making the property a practical option for future residential development.
The property 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 544 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 326.40 m² and an indicative maximum ground coverage of approximately 190.40 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 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 544 m² land area, corner configuration, substantial 45.70-metre frontage and registered road access makes the property an appealing option for buyers wishing to construct a modern family residence with a functional layout and spacious outdoor areas.
With its 60% building density, 35% coverage ratio and location in Dali, this corner 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 67**
Website

Main Features

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

Area

Plot Area: **544m²**

Further Details

Corner Plot

Gallery

