

For Sale, Land, Plot, Nicosia, Kalithea, 642m²

For Sale : **€ 155,000**

Description
This expansive 642m² corner plot in the high-demand Kallithea district of Dali represents a premier opportunity for a sophisticated Cyprus real estate investment. With a 90% building density, the property offers an exceptional balance of high-value living and development flexibility. Its elevated position provides pleasant city views, making it an ideal canvas for either a large-scale custom residence or a small residential project with significant yield potential.

The plot's strategic corner positioning and the fact that it abuts a public green area ensure enhanced privacy and architectural freedom—features rarely found in standard plots of land for sale in Kallithea. Located just off the Nicosia-Limassol Highway, the property offers rapid connectivity to the capital's center, while remaining within walking distance of the 3rd Primary School of Dali and local amenities. As one of the G&P Lazarou trusted properties, this site is fully serviced with water and electricity, features a registered road, and is notably not subject to VAT, offering immediate financial savings for the buyer.

Key Features
Plot Area: 642 m²

Town Planning Zone: Residential (Kα6)

Building Density: 90% (Maximum floor area potential)

Coverage Factor: 50%

Orientation: Corner plot abutting a public green area.

Utilities & Access: Fully serviced with water and electricity; registered road access.

Strategic Proximity: Immediate access to the Nicosia-Limassol Motorway; minutes from the Carlsberg Brewery and local educational facilities.

Financial Advantage: Reduced price of €155,000 (€241.43/m²) with 0% VAT.

Legal Status: Clear title deed available (Registration No.: 12/817).

Seize the potential of this elevated corner plot in one of Nicosia's most promising residential corridors. Contact G&P Lazarou today for a private consultation and site viewing.

Details

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

Main Features

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

Area

Plot Area: **642m²**

Gallery

