

For Sale, Land, Plot, Nicosia, Kalithea, 569m²

For Sale : **€ 139,000**

Description
This well-proportioned 569m² corner plot in the high-demand area of Kallithea, Dali, represents a premier opportunity for a sophisticated Cyprus real estate investment. With a 90% building density, the property offers the perfect balance between high-value living and a small-scale development project. The elevated topography ensures pleasant city views, providing an ideal setting for a bespoke luxury residence or a high-yield residential unit that capitalizes on its prominent corner position.

Located on Agiou Constantinou & Elenis Street, the plot is strategically positioned for modern convenience. It is situated just a short walk from the 3rd Primary School of Dali and the local Church of Agios Konstantinos and Elenis. For professionals and commuters, the property offers rapid access to the Nicosia-Limassol Motorway, placing the capital's commercial hub within a 10-minute drive. As one of the G&P Lazarou trusted properties, this land is ready for immediate development, benefits from an adjacent public green area for added privacy, and is notably exempt from VAT, offering a significant financial advantage.

Key Features
Plot Area: 569 m²

Town Planning Zone: Residential (Kα6)

Building Density: 90% (allows for substantial indoor living space)

Coverage Factor: 50%

Orientation: Corner plot abutting a public green area for enhanced privacy and design flexibility.

Utilities & Access: Full access to water and electricity; registered road frontage.

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

Financial Details: Recently reduced price of €137,000 (€240.77/m²) with 0% VAT.

Legal Status: Clear title deed available

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: **569m²**

Gallery

