



## For Sale, Land, Plot, Nicosia, Kallithea, 586m<sup>2</sup>

For Sale : **€ 150,000**

### Description

Exclusive Corner Residential Plot in Kallithea: Versatile High-Value Investment

This exceptional corner residential plot in the rapidly developing Kallithea area offers a premier opportunity for those prioritizing both high-value living and a strategic Cyprus real estate investment. With a building density of 90%, this property provides the versatile potential required to develop a luxury custom villa or a high-end small residential project with significant yield prospects.

As a corner plot, the property benefits from increased architectural flexibility and natural light, making it a standout choice among plots of land for sale in Kallithea. Strategically located with immediate access to the Nicosia-Limassol Highway, the site ensures effortless commuting to Nicosia's city center and other coastal districts. Families and developers alike will appreciate the proximity to essential landmarks, including the 3rd Primary School of Dali, the Carlsberg Brewery, and the Dali Industrial Area, which supports strong rental demand in the region. Choosing one of the G&P Lazarou trusted properties ensures a secure acquisition with a title deed already in place.

### Key Features

Town Planning Zone: Residential (Kα6)

Building Density: 90%

Coverage Factor: 50%

Maximum Floors: 2 (10m height)

Plot Characteristic: Prime corner positioning for enhanced privacy and design options.

Strategic Proximity: Immediate access to the Nicosia-Limassol Motorway; minutes from the 3rd Primary School of Dali and local retail amenities.

Status: Title Deed Available

To explore the full potential of this corner plot, contact G&P Lazarou today for a private consultation.

### Details

Property Type: **Land**

Status: **Available**

[Website](#)

### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

### Area

Plot Area: **586m<sup>2</sup>**



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## Gallery

