



For Sale, Land, Plot, Nicosia, Kalithea, 576m²

For Sale : **€ 148,000**

Description

Exceptional Corner Plot in Kallithea: Prime Versatility and Strategic Value
This 576m² corner plot in the prestigious Kallithea area of Dali is a premier choice for those balancing high-value living with a calculated Cyprus real estate investment. With a 90% building density, the property offers remarkable versatility, whether you envision a sophisticated custom-built family home or a small-scale development designed for maximum yield.
The plot's elevated position provides charming city views, while its corner orientation and adjacency to a green area ensure enhanced privacy and design flexibility. Strategically located for modern convenience, the land is just 500 meters from the 3rd Primary School of Dali and approximately 600 meters from the Church of Agios Konstantinos and Elenis. For commuters, the Nicosia-Limassol Highway is accessible within a 5-minute drive, placing the capital's center just 10 minutes away. As one of the G&P Lazarou trusted properties, this plot is ready for immediate development with utilities in place and no VAT applicable.

Key Features
Area: 576 m²

Town Planning Zone: Residential (Kα6)

Building Density: 90%

Coverage Factor: 50%

Topography: Elevated corner plot with city views; abuts a public green area.

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

Strategic Proximity: Walking distance to the 3rd Primary School of Dali and local amenities; easy access to the Nicosia-Limassol Motorway.

Financial Advantage: Not subject to VAT (0%).

Status: Title Deed Available.

Take the next step in securing this high-potential asset. Contact G&P Lazarou today for a private consultation and to arrange a viewing of this premium property.

Details

Property Type: **Land** Status: **Available** [Website](#)

Main Features

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

Area

Plot Area: **576m²**



Gallery

