

For Sale, Land, Plot, Nicosia, Kalithea, 625m²

For Sale : **€ 150,000**

Description
This expansive 625m² 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 and its unique corner positioning, 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.

Positioned along Agiou Constantinou & Elenis Street, the plot is strategically located for modern convenience. It is situated just minutes from the 3rd Primary School of Dali and is within walking distance of local amenities. For professionals, 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 green area for added privacy, and is notably exempt from VAT.

Key Features
Plot Area: 625 m²

Town Planning Zone: Residential (Κα6)

Building Density: 90% (allows for significant floor area)

Coverage Factor: 50%

Orientation: Corner plot abutting a public green area for maximum privacy.

Utilities & Access: Registered road with full access to water and electricity.

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

Financial Details: Competitive price at €240/m² with 0% VAT.

Seize this opportunity to develop 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: **625m²**

Gallery

