

For Sale, Land, Plot, Nicosia, Kalithea, 678m²

For Sale : **€ 164,000**

Description
This expansive 678m² residential 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 topography ensures pleasant city views, providing a picturesque backdrop for a modern two-story residence. Strategically located for maximum convenience, the land is situated along Agiou Constantinou & Elenis Street, southeast of the Carlsberg Brewery. It is just minutes from the 3rd Primary School of Dali and within easy reach of the local Church of Agios Konstantinos and Elenis. For professionals, the Nicosia-Limassol Highway is accessible within a 5-minute drive, placing the capital's commercial hub just 10 minutes away. As one of the G&P Lazarou trusted properties, this site is fully serviced with water and electricity and features a registered road for immediate development.

Key Features
Plot Area: 678 m²

Town Planning Zone: Residential (Kα6)

Building Density: 90% (allows for substantial indoor floor area)

Coverage Factor: 50%

Maximum Floors: 2 (10m height)

Topography: Elevated area providing panoramic city views.

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

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

Status: Title Deed Available.

Seize the potential of this elevated 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: **678m²**

Gallery

