

For Sale, Land, Plot, Nicosia, Kalithea, 547m²

For Sale : **€ 147,000**

Description
This 547m² 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 scenic 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 perfectly positioned for families, being just a short drive from the 3rd Primary School of Dali and the Dali Health Centre, which offers essential medical services including general practice and emergency care. For professionals, the Nicosia-Limassol Highway is accessible within minutes, ensuring a seamless connection to the capital's commercial hub. 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: 547 m²

Town Planning Zone: Residential (Κα6)

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; minutes from the Dali Health Centre, local primary schools, and major landmarks like the Carlsberg Brewery.

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: **547m²**

Gallery

