



For Sale, Land, Plot, Nicosia, Kalithea, 553m²

For Sale : € 138,000

Description

Seize a superior investment opportunity in the highly coveted Kalithea area, a region of Nicosia renowned for its modern infrastructure and elite residential character. This building plot is an ideal match for those looking to balance High-Value Living with the exceptional potential for a Small Development. With the security of an available title deed, this property offers a seamless path for immediate development or a high-confidence strategic acquisition in the 2026 market.

Falling within the Residential Planning Zone Kα6, the property features a robust Building Density of 90% and a 50% coverage factor. These building parameters provide significant flexibility for your Cyprus real estate investment; you can design a substantial, high-end family villa with expansive interiors or a boutique residential project to maximize your return. As Nicosia's suburbs continue to expand, Kalithea remains a top choice for those seeking a tranquil environment without sacrificing urban proximity.

Located in a quiet, modern neighborhood, this land for sale near Athalassa National Forest Park offers a peaceful retreat just minutes from the capital's most important hubs. You are within a short drive of the University of Cyprus, The Mall of Cyprus, and the Nicosia General Hospital. G&P Lazarou trusted properties brings a 34-year legacy of authoritative market leadership to this listing, ensuring your transaction is handled with the professional care that has defined our firm since 1992.

Strategic Proximity & Landmarks

Nature: ~5.2 km (approx. 7-minute drive) from the lush Athalassa National Forest Park.

Education: ~7.0 km (approx. 9-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: ~6.5 km (approx. 8-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: ~6.8 km (approx. 8-minute drive) from Nicosia General Hospital.

Connectivity: Immediate access to the Nicosia-Limassol motorway (A1) via the Latsia and Dali intersections.

Key Property Features

Location: Kalithea, Nicosia (Elite Residential Sector).

Legal Status: Title Deed Available (Ensuring a secure and fast transfer).

Town Planning Zone: Kα6 (Residential).

Building Density: 90% (Optimized for high-yield builds and luxury villas).

Coverage Factor: 50%.

Permitted Height: 2 Floors (10 meters maximum).

Infrastructure: Registered road access with all utilities (water/electricity) ready for connection.

Environment: A quiet neighborhood characterized by contemporary, newly-built residences.

G&P Lazarou trusted properties has been a pillar of the Cypriot real estate market for over 34 years, providing professional expertise and a dedicated legacy of trust for every client.

Would you like me to calculate the specific buildable area for a multi-unit project on this plot or provide a list of similar available properties in the Kalithea area? 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: **553m²**



Gallery

