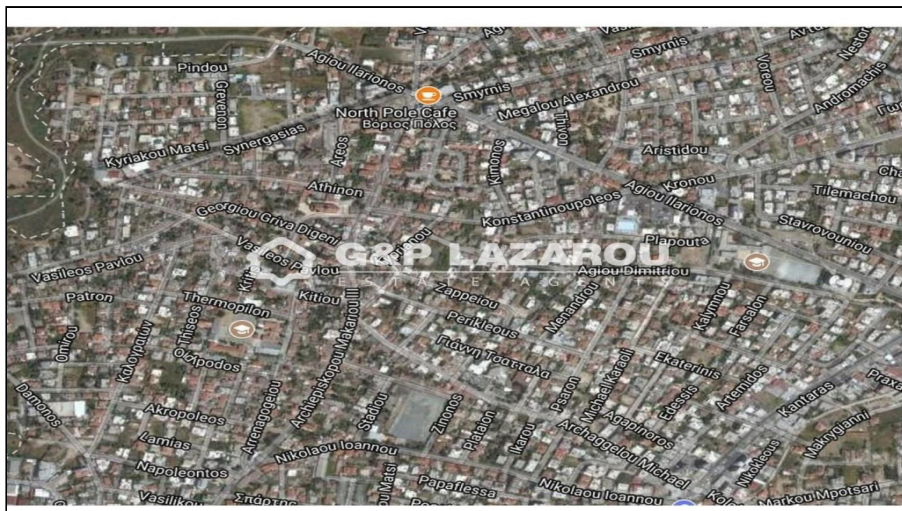




For Sale, Land, Plot, Nicosia, Kaimakli, 586m²

For Sale : € 200,000

Description

Small Development and High-Value Living

This residential plot in Kaimakli represents a well-balanced opportunity for those looking to invest in one of Nicosia's most authentic and evolving neighborhoods. Falling within the Kα4 planning zone, the property allows for a building density of 120% and a coverage factor of 50%, making it an ideal choice for a modern three-storey residential building. In 2026, Kaimakli continues to attract significant interest from both families and young professionals due to its unique architectural character and its proximity to the capital's academic and commercial hubs. This specific zoning provides the versatility needed for a high-quality small development or a spacious custom home, ensuring a solid investment in a district known for its long-term value and community feel, a standard we have maintained through 3 decades of experience.

Description Residential plot in Kaimakli falling in zone Kα4 building factor 120%. The property's standard residential parameters and central neighborhood position provide an efficient foundation for a bespoke residential project in a community that values both heritage and modern urban accessibility.

Building Density 120%

Cover Factor 50%

Town Planning Zone Residential (Kα4)

Proximity Landmarks Located near Frederick University and the Kaimakli Railway Station Linear Park.

Strategic Location and Community Amenities

The true value of this land is rooted in its historic urban setting, offering a lifestyle that is perfectly connected to the academic and green heartbeat of Cyprus.

Plots of land for sale in Nicosia: A significant opportunity to acquire a well-proportioned residential plot in the sought-after and revitalizing Kaimakli district.

Cyprus real estate investment: A practical asset for those looking to capitalize on high rental demand and capital appreciation in a neighborhood undergoing a 2026 urban rebirth.

Frederick University: Situated just 4 minutes away, making the location a prime choice for high-quality student or faculty-oriented residential projects.

Kaimakli Railway Station Linear Park: Reachable in just 3 minutes, providing a unique green corridor for walking, cycling, and leisure right in the heart of the district.

Famagusta Gate: Located within a 5-minute drive, connecting the property to the historical Venetian walls and the vibrant cultural scene of the Old Town.

SOPAZ Roundabout: A short 4-minute drive away, ensuring rapid logistical access to the city center and the primary highway network.

Eleftheria Square: Positioned only 9 minutes away, ensuring your project is seamlessly integrated into the retail, architectural, and administrative heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer superior building factors in an up-and-coming area, this Kaimakli plot is an unparalleled opportunity. Residential lands with such versatile potential in this central academic corridor move quickly once they enter the market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-value site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**



Area

Plot Area: **586m²**



Gallery

