



For Sale, Land, Plot, Nicosia, Kaimakli, 591m²

For Sale : € 380,000

Description

High-Yield Development and Strategic Acquisition

This 591 sqm residential plot in Kaimakli represents a premier opportunity for developers to capitalize on Nicosia's highest-density residential zoning. Falling within the Kα3 planning zone, the property offers a substantial building density of 140% and a 50% coverage factor, specifically optimized for the erection of a modern block of apartments. A significant technical advantage of this site is the existence of a basement, which can dramatically reduce initial excavation costs and accelerate the construction timeline for underground parking or storage facilities. Furthermore, the property is not subject to VAT, providing an immediate and substantial saving for the purchaser. In March 2026, the local market is seeing robust momentum, with apartment prices in Nicosia's academic corridors rising by 3% to 5% as demand for purpose-built student housing continues to outpace supply. Securing a high-density parcel in this revitalizing district, which is also eligible for the government's latest 6th Edition housing subsidies, ensures a future-proof investment with superior ROI potential, a strategy we have perfected for 3 decades of experience.

Description Residential plot is available for sale in Kaimakli, Nicosia. The property has an area of 591 sqm and falls into Kα3 residential zone with a building density coefficient of 140% and a coverage coefficient of 50%. It is very close to Frederick University and is suitable for the erection of a block of apartments. Within the plot there exists a basement. Not subject to VAT.

Building Density 140%

Cover Factor 50%

Town Planning Zone Residential (Kα3)

Proximity Landmarks Located near the Frederick University campus and the SOPAZ Innovation Zone.

Strategic Location and Community Amenities

The true value of this land is rooted in its pivotal logistical and academic position, offering a professional environment that is perfectly connected to the educational and economic heartbeat of Cyprus.

Plots of land for sale in Nicosia: A significant opportunity to acquire a high-density, VAT-free residential plot in the sought-after and revitalizing Kaimakli district.

Cyprus real estate investment: A high-potential asset for 2026, benefiting from the latest government revitalization programs and the rising demand for energy-efficient urban housing.

Government Housing Subsidy: As of March 18, 2026, this plot qualifies for the 6th Edition of the Housing Scheme for the Revitalization of communities near the buffer zone, offering grants up to €60,000 for families, which can be combined with Energy Ministry support for total incentives up to €100,000.

Frederick University: Situated just 2 minutes away, providing a constant source of demand for high-quality residential units from a growing student and faculty population.

SOPAZ Innovation Zone: Reachable in just 4 minutes, placing your development at the edge of Nicosia's primary 2026 hub for technology, research, and high-spec offices.

Kaimakli Railway Station Linear Park: Located within a 3-minute drive, offering a historic green corridor for walking, cycling, and leisure right in the heart of the district.

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 exceptional building factors and a strong development path in Nicosia's most active residential corridor, this Kaimakli plot is an unparalleled opportunity. High-density residential lands with such versatile potential and no VAT 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-yield 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: **591m²**



Gallery

