



For Sale, Land, Plot, Nicosia, Kaimakli, 457m²

For Sale : **€ 145,000**

Description

High-Yield Development and Strategic Acquisition

Securing a residential footprint in the absolute center of Nicosia is a definitive move for investors prioritizing long-term value and urban connectivity. This plot, situated within the Kα3 planning zone, offers a high building density of 140% and a coverage factor of 50%, providing the substantial capacity required for a modern four-storey residential landmark. In a district where land is finite and demand for central living continues to peak in 2026, the ability to develop high-density housing just moments from the city's primary administrative and cultural nodes is a significant advantage. This property represents a secure, high-yield asset in the heartbeat of the capital, a standard of excellence we have maintained through 3 decades of experience.

Description Residential plot in Nicosia center. It falls within the Residential Planning Zone Kα3 with building factor 140% and coverage 50%. Title deed is available. The property features a level topography and a prime urban stance, offering a streamlined foundation for a multi-level architectural project in a neighborhood defined by its historical significance and modern professional energy.

Building Density 140%

Cover Factor 50%

Town Planning Zone Kα3

Proximity Landmarks Located near the Venetian Walls and the Cyprus Museum.

Strategic Location and Community Amenities

The true value of this land is rooted in its elite central setting, offering a sophisticated lifestyle that is perfectly connected to the cultural, legal, and administrative heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density residential plot in the prestigious and sought-after center of the capital.

Cyprus real estate investment: An institutional-grade asset perfect for those seeking maximum capital growth and consistent rental demand in a premier central location.

Venetian Walls: Situated just 3 minutes away, these iconic 16th-century fortifications offer a unique historical backdrop and expansive public walking paths.

Cyprus Museum: Reachable in just 4 minutes, placing your development near the island's premier archaeological institution and a major cultural anchor.

Eleftheria Square: Located within a 5-minute drive, ensuring your project is seamlessly integrated into the retail and architectural heart of the city designed by Zaha Hadid.

Nicosia District Court: A short 6-minute drive away, reflecting the area's status as the primary legal and administrative hub of the Republic.

Ledra Street: Positioned only 7 minutes away, providing immediate access to the city's most famous pedestrian commercial and dining thoroughfare.

If you are looking for G&P Lazarou trusted properties that offer the maximum possible building factor in a world-class central setting, this Nicosia center plot is an unparalleled opportunity. High-density residential lands in the core of the capital are exceptionally rare and 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: **457m²**



Gallery

