



For Sale, Land, Plot, Nicosia, Kaimakli, 895m²

For Sale : € 550,000

Description

High-Yield Development and Strategic Acquisition

This residential plot in Nicosia center represents a premier opportunity for developers to capitalize on the city'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 multi-storey apartment complex. A significant advantage of this investment is the existing house on the plot, which currently generates a consistent rental income of 1000 euro per month, providing immediate cash flow while the development plans are finalized. In March 2026, central Nicosia remains the most resilient sub-market in Cyprus, with urban apartments seeing high demand from both local professionals and the international community. Securing a high-density parcel with a clean title deed and active income in the heart of the capital ensures a future-proof investment with superior ROI potential, a strategy we have perfected for 3 decades of experience.

Description Residential Plot in Nicosia center. It falls with the Residential Planning Zone Kα3 with building factor 140% and coverage 50%. Within the plot there is a house that is currently rented for 1000 euro per month. Title deed is available. The property's level topography and central urban position provide an efficient foundation for a landmark residential project in an area defined by cultural revitalization and professional growth.

Building Density 140%

Cover Factor 50%

Town Planning Zone Residential (Kα3)

Proximity Landmarks Located near the Famagusta Gate and the historical Venetian Walls.

Strategic Location and Community Amenities

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

Plots of land for sale in Nicosia: A rare opportunity to acquire a high-density residential plot in the heart of the capital, offering both immediate income and long-term development potential.

Cyprus real estate investment: A high-potential asset for 2026, benefiting from the latest urban revitalization incentives and the consistent demand for high-spec central housing.

Eleftheria Square: Situated just 4 minutes away, placing your development within immediate reach of Nicosia's primary architectural landmark and the central retail district.

Famagusta Gate: Reachable in just 2 minutes, providing direct access to one of the city's most significant cultural hubs and the artistic events of the Old Town.

Venetian Walls: Located within a 1-minute walk, offering a unique historic backdrop and a prestigious address in the most sought-after part of the city.

Ledra Street: A short 5-minute drive away, connecting the property to the primary pedestrian shopping and dining arteries of the capital.

Cyprus Museum: Positioned only 6 minutes away, ensuring your project is seamlessly integrated into the museum district and the city's primary administrative core.

If you are looking for G&P Lazarou trusted properties that offer exceptional building factors and immediate rental yield in a prime central location, this Nicosia plot is an unparalleled opportunity. High-density residential lands in the central Kα3 zone 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: **895m²**



Gallery

