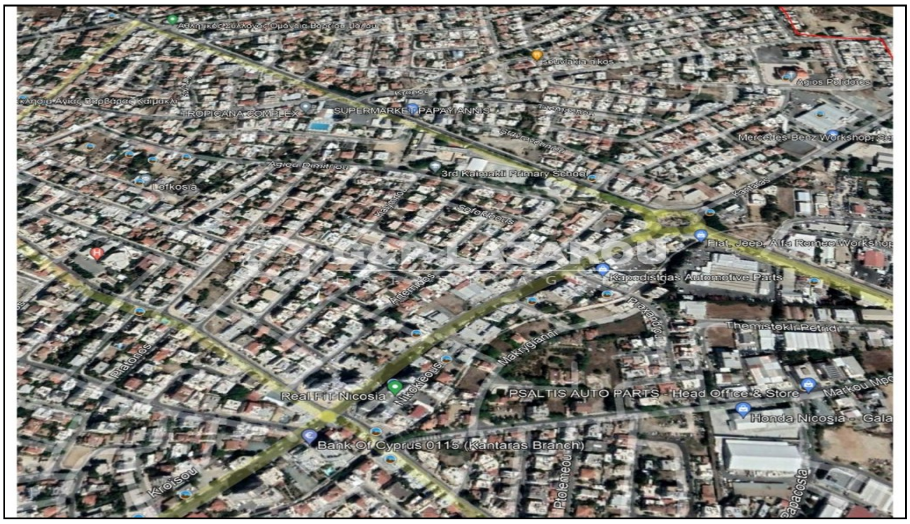

For Sale, Land, Plot, Nicosia, Kaimakli, 557m²

For Sale : **€ 410,000**

Description
High-Yield Development and Strategic Acquisition

This 557 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, allowing for a modern four-storey apartment complex. In March 2026, Kaimakli has emerged as a high-yield pocket within the capital, with gross returns for apartments reaching between 6% and 6.5% due to a combination of accessible entry prices and consistent tenant demand from the nearby academic community. The plot's generous dimensions and high-density parameters make it perfectly scaled to deliver a high-yield residential project that meets the current market's appetite for sophisticated urban living, a strategy we have perfected through 3 decades of experience.

Description Residential Plot in Kaimakli area. It falls within the Residential Plot Kα3 with building factor 140% and coverage 50%. Title deed is available. The property's level topography and established 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 Frederick University campus and the Kaimakli Railway Station Linear Park.

Strategic Location and Community Amenities

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

Plots of land for sale in Nicosia: A significant opportunity to acquire a high-density residential plot in the heart of the vibrant and evolving Kaimakli district.
Cyprus real estate investment: A high-potential asset perfect for those seeking capital appreciation and consistent rental demand in a 2026 market that favors high-yield academic corridors.
Government Housing Subsidy: As of March 18, 2026, this plot is eligible for the updated 6th Edition of the revitalization scheme, which offers grants up to €60,000 for families, potentially combined with Energy Ministry grants for total support up to €100,000.
Frederick University: Situated just 3 minutes away, providing a constant source of demand for high-quality residential units from a growing student and faculty population.
Kaimakli Railway Station Linear Park: Reachable in just 4 minutes, offering 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 artistic scene of the Old Town.
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, this Kaimakli plot is an unparalleled opportunity. High-density residential lands in this specific professional and academic corridor are seeing increased interest 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**

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Area

Plot Area: **557m²**

Gallery