For Sale, Land, Plot, Nicosia, Kaimakli, 1,824m²

For Sale : **€ 195,000**

Description
Small Development and High-Value Living

This residential plot in the heart of Kaimakli presents a versatile opportunity for both developers and private buyers looking to build in one of Nicosia's most authentic and "hip" neighborhoods. With a building density of 120% and a coverage factor of 50%, the site is ideally zoned for a modern three-storey residential building. The presence of an existing house with no economic value allows for a clean slate redevelopment, while the available title deed ensures a secure transaction. Adding to its strategic appeal, the owner is open to a potential exchange for a property in Latsia or Geri, providing a unique flexible acquisition path in a market where such opportunities are increasingly rare, especially as we move further into 2026. This property offers a balanced investment in a district known for its blend of traditional charm and modern growth, a standard we have prioritized for 3 decades of experience.

Description Residential plot in Kaimakli area. It falls within the Residential Planning Zone Κα4 with building factor 120% and coverage 50%. There is an existing house on the plot with no economic value. Title deed available. The owner is open to exchanging the plot with another plot or an apartment in Latsia/Geri. The level topography and central neighborhood position provide an efficient foundation for a bespoke residential project in a community that values heritage and urban accessibility.

Building Density 120%
Cover Factor 50%
Town Planning Zone Κα4 (Residential)
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 historic urban setting, offering a sophisticated 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 3 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 2 minutes, offering a unique green corridor for walking and leisure right in the neighborhood.
Famagusta Gate: Located within a 4-minute drive, connecting the property to the historic Venetian walls and the vibrant cultural scene of the Old Town.
SOPAZ Roundabout: A short 3-minute drive away, ensuring rapid logistical access to the city center and the primary highway network.
Eleftheria Square: Positioned only 8 minutes away, ensuring your project is seamlessly integrated into the retail and administrative heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer flexible acquisition terms and 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

Athalassas Avenue, 176, 1st Floor | Email:nicosia@gplazarou.com | Tel:+357 22024949 | Ref: 15990

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Industrial**

Area

Plot Area: **1,824m²**

Gallery