For Sale, Land, Plot, Nicosia, Kaimakli, 1,729m²

For Sale : **€ 195,000**

Description
High-Yield Development and Strategic Acquisition

This 1,729 sqm industrial plot in Kaimakli is a cornerstone asset for investors looking to capitalize on the massive SOPAZ redevelopment project. Falling within the Ba3 planning zone, the property offers a robust 100% building density and 60% coverage, providing the ideal capacity for high-spec logistics centers, modern research labs, or light-industrial facilities. As of March 2026, the Nicosia Municipality and the central government are finalizing the "SOPAZ Innovation Zone" plan, which will transform this formerly neglected industrial area into a high-tech pillar for the capital. With the feasibility study completed and an architectural competition for the district underway, this plot is positioned at the ground floor of a state-backed transformation that will link the academic power of the University of Cyprus and Frederick University. Securing a large, under-division parcel in this emerging innovation hub ensures a future-proof investment with exceptional capital appreciation potential, a strategic move we have advocated for 3 decades of experience.

Description Under-division industrial plot located in Kaimakli, Nicosia. It falls within Industrial Planning Zone Ba3, offering 100% building density and 60% coverage. Suitable for industrial or light-industrial development. Full road access (registered road). Plot area: 1,729 m². The property's generous scale and high-intensity planning factors provide a streamlined foundation for modern commercial construction in a neighborhood defined by its industrial heritage and 2026 economic revitalization.

Building Density 100%
Cover Factor 60%
Town Planning Zone Ba3 (Industrial)
Proximity Landmarks Located near the SOPAZ Innovation Zone and the Frederick University campus.

Strategic Location and Community Amenities

The true value of this land is rooted in its evolving professional setting, offering a sophisticated industrial environment that is perfectly connected to the logistical and academic heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare opportunity to acquire a high-density industrial plot within the prestigious SOPAZ redevelopment and innovation corridor.
Cyprus real estate investment: An institutional-grade asset perfect for those seeking to benefit from the 2026 tax overhaul, including the abolition of stamp duty for property purchases.
SOPAZ Innovation Zone: Situated just 1 minute away, this project is set to become the capital's primary hub for research, tech-offices, and green industrial activity.
Frederick University: Reachable in just 3 minutes, providing a constant source of professional talent and research partnerships for businesses in the area.
University of Cyprus (UCY): Located within a 6-minute drive, creating a powerful "knowledge corridor" that fuels the demand for high-spec commercial space.
Famagusta Avenue: A short 2-minute drive away, following the 2026 road upgrades that have improved flood protection and direct access to the Nicosia-Limassol motorway.
Eleftheria Square: Positioned only 9 minutes away, ensuring your industrial operations remain seamlessly connected to the administrative and retail core of the city.

If you are looking for G&P Lazarou trusted properties that offer superior building factors in Nicosia's most active redevelopment zone, this Kaimakli plot is an unparalleled opportunity. Industrial lands within the SOPAZ innovation district are currently the most sought-after commercial assets 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: **Industrial**

Area

Plot Area: **1,729m²**

Gallery