



For Sale, Land, Plot, Nicosia, Kaimakli, 3,145m²

For Sale : € 195,000

Description

Small Development and High-Value Living

This under-division industrial plot in Kaimakli represents a strategic entry into Nicosia's most significant urban revitalization zone. Falling within the Ba3 industrial planning zone, the property offers a robust building density of 100% and a high coverage factor of 60%. As of 2026, this area is at the center of the SOPAZ revamp project, which is transforming the eastern districts into a modern pillar of economic and research activity. The high-intensity industrial factors make this plot an ideal foundation for high-spec logistics centers, modern workshops, or light manufacturing facilities that require proximity to the capital's core. Positioning your operations here ensures a long-term competitive advantage within a district undergoing a massive, state-backed transformation, a transition we have monitored through 3 decades of experience.

Description Under-division industrial plot in Kaimakli. It falls within Industrial Planning Zone Ba3 with 100% building density and 60% coverage. The property offers a level topography and a streamlined development path within a high-growth industrial and innovation corridor, providing an efficient foundation for a modern commercial project in a neighborhood that balances historic industrial strength with a future-forward economic vision.

Building Density 100%

Cover Factor 60%

Town Planning Zone Ba3 (Industrial)

Proximity Landmarks Located near the SOPAZ Roundabout and the Frederick University campus.

Strategic Location and Community Amenities

The true value of this land is rooted in its evolving industrial setting, offering a professional 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 an industrial plot within the highly anticipated SOPAZ redevelopment zone in Kaimakli.

Cyprus real estate investment: A high-potential industrial asset perfect for those seeking capital growth in an area targeted for state-led innovation and infrastructure upgrades in 2026.

SOPAZ Roundabout: Situated just 1 minute away, acting as a major logistical artery for rapid transit between Nicosia and the primary motorway network.

Frederick University: Reachable in just 3 minutes, providing a constant source of demand for professional services and research-based industrial space.

University of Cyprus (UCY): Located within a 6-minute drive, creating strong synergies for industrial-academic partnerships and research labs.

Famagusta Avenue: A short 3-minute drive away, providing a direct and upgraded connection to the Nicosia-Limassol motorway and the wider capital.

Eleftheria Square: Positioned only 9 minutes away, ensuring your project remains connected to the administrative and retail heart of the city.

If you are looking for G&P Lazarou trusted properties that offer superior building factors in a high-growth industrial setting, this Kaimakli plot is an unparalleled opportunity. Industrial lands within the SOPAZ transformation zone are seeing significant 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: **Industrial**

Area

Plot Area: **3,145m²**



Gallery

