For Sale, Land, Plot, Nicosia, Kaimakli, 2,095m²

For Sale : **€ 195,000**

Description
High-Yield Development and Strategic Acquisition

This under-division 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 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 area. It falls with the Industrial Planning Zone Ba3 with building 100% and coverage 60%. 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 Industrial (Ba3)
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 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 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: **2,095m²**

Gallery