For Sale, Land, Plot, Nicosia, Kaimakli, 614m²

For Sale : **€ 250,000**

Description
High-Yield Development and Strategic Acquisition

This 614 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 reaching a height of 17 meters. In March 2026, Kaimakli has solidified its status as an investor favorite, as the district benefits from a unique blend of traditional neo-classical architecture and a surge in demand from the nearby academic and professional communities. 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 Planning Zone Kα3 with a building density of 140% and a coverage coefficient of 50%, maximum floors 4 and 17 meters height. 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 Frederick University 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 premier residential corridor in 2026.
Government Housing Subsidy: As of March 2, 2026, the 6th Edition of the revitalization scheme is active, offering grants of up to €60,000 for families, which can be combined with Energy Ministry grants for total support of up to €100,000.
Frederick University: Situated just 3 minutes away, providing a constant source of demand for high-quality residential units from students and faculty.
Kaimakli Railway Station Linear Park: Reachable in just 4 minutes, offering a unique green corridor for walking, cycling, and leisure right in the neighborhood.
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**

Area

Plot Area: **614m²**

Gallery