For Sale, Land, Plot, Nicosia, Kaimakli, 458m²

For Sale : **€ 250,000**

Description
High-Yield Development and Strategic Acquisition

This 458 sqm industrial half-plot in Kaimakli represents a high-utility asset for specialized commercial operators or investors targeting the capital's densifying industrial sectors. Offering a robust building density of 100% and a 50% coverage factor, the property is optimally zoned for high-intensity use within a compact footprint. As of March 2026, the Kaimakli industrial district is undergoing a major transition as part of the SOPAZ Innovation Zone master plan, which is converting traditional warehouses into high-tech workshops and modern service centers. This plot is particularly ideal for a specialized automotive garage, a light-manufacturing workshop, or a boutique distribution hub that requires a strategic presence near Nicosia’s primary logistical arteries. Securing a manageable, high-density parcel in this evolving innovation corridor provides a secure foundation for business growth and long-term capital appreciation, a strategy we have advocated for 3 decades of experience.

Description Half plot for sale in the industrial area of Kaimakli 458sqm with building density 100%. Ideal for garage. The property’s level topography and established industrial setting provide an efficient foundation for a bespoke commercial project in a district defined by its industrial heritage and 2026 economic revitalization.

Building Density 100%
Cover Factor 50%
Town Planning Zone 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 pivotal logistical position, offering a professional environment that is perfectly connected to the commercial and academic heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare opportunity to acquire a high-density industrial half-plot within the prestigious SOPAZ redevelopment and innovation corridor.
Cyprus real estate investment: An entry-level industrial asset perfect for those seeking to benefit from the 2026 tax overhaul, including the latest incentives for small business infrastructure.
SOPAZ Roundabout: Situated just 2 minutes away, serving as a major logistical artery for rapid transit between Nicosia and the primary highway network.
Frederick University: Reachable in just 3 minutes, providing a constant source of professional talent and potential for industrial-academic partnerships.
BATA Roundabout: Located within a 3-minute drive, anchoring the property in a high-visibility zone with excellent access for client-facing industrial services.
Famagusta Avenue: A short 2-minute drive away, following the 2026 road expansions that have significantly improved flood protection and direct motorway connectivity.
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 industrial plot is an unparalleled opportunity. Managed-scale industrial lands within the SOPAZ innovation district are currently in high demand 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: **458m²**

Gallery