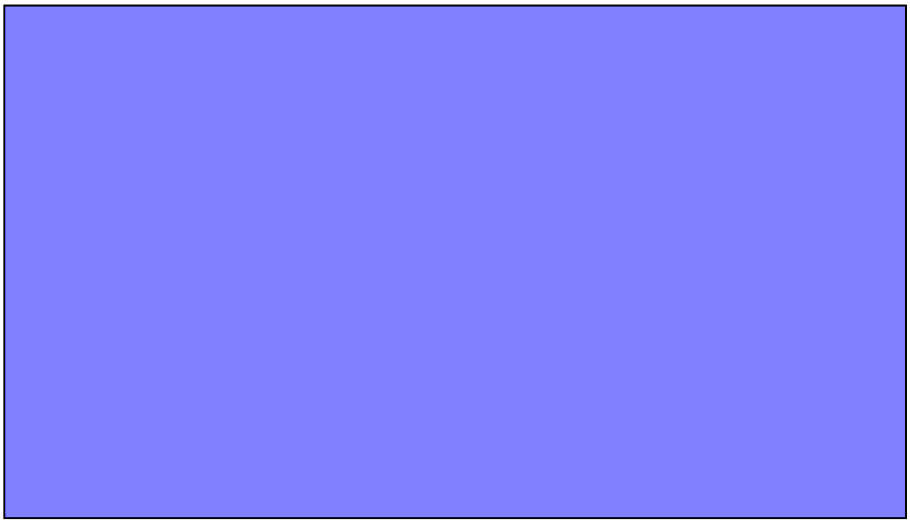

For Sale, Land, Plot, Nicosia, Kaimakli, 614m²

For Sale : **€ 220,000**

Description
Small Development and High-Value Living

This residential plot in Kaimakli represents a strategic opportunity for those looking to invest in Nicosia's most resilient urban neighborhood. Falling within the Κα4 planning zone with a building density of 120% and a 50% coverage factor, the property is perfectly suited for a modern three-storey residential building. In March 2026, Kaimakli has solidified its status as a primary destination for first-time buyers and investors seeking long-term value, as the district benefits from both a "hip" cultural resurgence and significant state support. The availability of a clean title deed ensures a secure transaction, while the plot’s capacity for a 13.5-meter vertical build allows for a high-quality development that meets the increasing demand for energy-efficient apartments in the capital, a market dynamic we have successfully navigated for 3 decades of experience.

Description Residential plot in Kaimakli. It falls within the Residential Planning Zone Κα4, with building density coefficient of 120%, coverage coefficient 50%, maximum floors 3 and 13.50 metres height. Title deed is available. The property’s level topography and established urban position provide an efficient foundation for a bespoke residential project in a community that values heritage and accessibility.

Building Density 120%
Cover Factor 50%
Town Planning Zone Residential (Κα4)
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 historic urban setting, offering a sophisticated lifestyle that is perfectly connected to the academic and commercial heartbeat of Cyprus.

Plots of land for sale in Nicosia: A significant opportunity to acquire a well-proportioned residential plot in the sought-after and revitalizing Kaimakli district.
Cyprus real estate investment: A high-potential asset perfect for those seeking capital appreciation and consistent rental demand in a 2026 market focused on affordable quality.
SOPAZ Innovation Zone: Situated just 3 minutes away, placing your development near Nicosia’s primary 2026 hub for technology, research, and high-spec offices.
Frederick University: Reachable in just 4 minutes, ensuring a constant source of demand for residential units from students and academic staff.
Kaimakli Railway Station Linear Park: Located within a 4-minute drive, offering a unique green corridor for walking, cycling, and leisure right in the heart of the district.
Famagusta Gate: A short 6-minute drive away, 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 superior building factors in an up-and-coming area, this Kaimakli plot is an unparalleled opportunity. Residential lands with such versatile potential in this central innovation corridor 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-value 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**

Area

Plot Area: **614m²**

Gallery