



For Sale, Land, Plot, Nicosia, Kaimakli, 679m²

For Sale : € 360,000

Description

High-Yield Development and Strategic Acquisition

This 679 sqm residential and light industrial plot in Kaimakli represents a premier opportunity for developers to capitalize on Nicosia's most significant 2026 urban transformation. Falling within the Kα3-B62 dual planning zone, the property offers a high building density of 140% and a 50% coverage factor, allowing for a modern four-storey complex reaching up to 14.5 meters in height. As of March 18, 2026, Kaimakli has solidified its status as a top-tier investment destination following the Nicosia Mayor's recent confirmation that the nearby SOPAZ Innovation Zone has officially moved into the implementation phase. This project is transforming the district into a Mediterranean hub for technology and research, significantly driving up the demand for high-spec residential units and professional "live-work" spaces. The property's unique hybrid zoning is perfectly suited for a development that integrates sophisticated urban apartments with innovative light-industrial or creative office spaces, a strategy for maximizing asset value that we have championed for 3 decades of experience.

Description Residential Plot in Kaimakli area. It falls within the Residential & Light Industrial Planning Zone Kα3-B62 with building factor 140%, coverage coefficient 50%, 4 floors and 14.5 m maximum height. The site's level topography and strategic position within the capital's primary 2026 innovation corridor provide an efficient foundation for a landmark project that addresses the high demand from the nearby academic and tech communities.

Building Density 140%

Cover Factor 50%

Town Planning Zone Residential & Light Industrial (Kα3-B62)

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 pivotal position within Nicosia's emerging tech heart, offering a lifestyle that is perfectly connected to the city's economic and educational future.

Plots of land for sale in Nicosia: A significant opportunity to acquire a high-density dual-zone plot in Kaimakli, an area currently seeing rapid appreciation due to the 2026 SOPAZ redevelopment.

Cyprus real estate investment: A high-potential asset perfect for those seeking to capitalize on the 6th Edition of the Housing Scheme for the Revitalization of communities near the buffer zone.

Government Housing Subsidy: As of March 2026, this plot is eligible for updated state grants of up to €60,000 for families, which can now be combined with Ministry of Energy subsidies for total support of up to €100,000.

SOPAZ Innovation Zone: Situated just 2 minutes away, placing your development at the core of Nicosia's official 2026 transformation into a center for technology, laboratories, and modern business.

Frederick University: Reachable in just 3 minutes, ensuring a constant source of demand for high-quality residential units and creative workspace from students and professional staff.

Kaimakli Railway Station Linear Park: Located within a 4-minute drive, providing a historic 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 exceptional building factors and a direct link to Nicosia's 2026 innovation roadmap, this Kaimakli plot is an unparalleled opportunity. High-density lands within the Kα3-B62 corridor are increasingly sought after by institutional developers 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: **679m²**



Gallery

