



For Sale, Land, Plot, Nicosia, Kaimakli, 1,032m²

For Sale : € 790,000

Description

High-Yield Development and Strategic Acquisition

This corner commercial plot in Kaimakli represents a premier opportunity to secure a high-density footprint within one of Nicosia's most resilient economic corridors. Falling within the specialized Eβ4 zone, the property offers an exceptional 140% building density and 50% coverage, with the specific entitlement for a four-storey vertical development reaching 17 meters. As of March 18, 2026, the local market is being transformed by a significant influx of professional services and tech firms moving into the capital's revitalized districts. A major advantage of this specific site is its corner positioning, which provides superior architectural flexibility, enhanced natural lighting, and maximum street-level visibility for potential retail or flagship office headquarters. Furthermore, the property is currently available for exchange, offering a flexible transaction structure for strategic investors looking to diversify their portfolio while securing a high-yield asset in a community defined by urban heritage and 2026 economic growth, a standard of smart investment we have guided for 3 decades of experience.

Description Corner commercial plot in Kaimakli, available for exchange. The property falls within commercial planning zone Eβ4 with a building density coefficient of 140%, coverage coefficient 50%, in 4 floors and a maximum height of 17m. The property's level topography and prominent corner position provide an efficient foundation for a landmark commercial project in a neighborhood that balances traditional character with modern business accessibility.

Building Density 140%

Cover Factor 50%

Town Planning Zone Commercial (Eβ4)

Proximity Landmarks Located near the Frederick University campus and the Bata Roundabout.

Strategic Location and Commercial Connectivity

The true value of this land is rooted in its pivotal logistical position, offering a professional environment that is perfectly connected to the business and academic heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare opportunity to acquire a high-density corner commercial plot in the sought-after and revitalizing Kaimakli district.

Cyprus real estate investment: A high-potential asset for 2026, benefiting from the full abolition of stamp duty and the removal of the 3% SDC on rental income, maximizing net yields for investors.

Property Exchange Opportunity: This plot is available for exchange, providing a unique and flexible acquisition path for developers and landholders in the current 2026 market.

Frederick University: Situated just 3 minutes away, anchoring the property in a prime residential and commercial zone with constant demand for professional services and high-quality office space.

Bata Roundabout: Reachable in just 4 minutes, ensuring rapid logistical access to the city's primary industrial sectors and arterial transit nodes.

Famagusta Gate: Located within a 5-minute drive, connecting the property to the historical Venetian walls and the vibrant cultural and administrative heart of the Old Town.

SOPAZ Innovation Zone: A short 3-minute drive away, positioning your project at the edge of Nicosia's primary 2026 hub for technology, research, and high-spec offices.

Eleftheria Square: Positioned only 9 minutes away, ensuring your commercial operations remain seamlessly integrated into the retail and administrative core of the capital.

If you are looking for G&P Lazarou trusted properties that offer both superior building factors and a prime corner position in Nicosia's primary redevelopment corridor, this Kaimakli plot is an unparalleled opportunity. High-density commercial lands in the Eβ4 zone 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: **Commercial**

Area

Plot Area: **1,032m²**



Gallery

