

For Sale, Land, Plot, Nicosia, Kaimakli, 1,069m²

For Sale : **€ 950,000**

Description
High-Yield Development and Strategic Acquisition

This 1,069 sqm combined asset in Kaimakli represents a premier opportunity to secure one of the highest-density footprints available in Nicosia's primary redevelopment corridor. Comprising two linked properties with building coefficients of 180% and 140%, this site is perfectly optimized for a high-intensity, multi-storey landmark project. Situated on what is widely regarded as the most popular and commercially active street in the Kaimakli area, the property benefits from maximum visibility and a constant flow of both vehicular and pedestrian traffic. In March 2026, this specific micro-location is seeing unprecedented demand as the SOPAZ Innovation Zone and the continued expansion of Frederick University have turned this district into the capital's newest hub for professional services and modern urban living. The owner’s openness to an exchange provides a flexible acquisition path for developers looking to secure a high-yield anchor in a community defined by its historic charm and 2026 economic surge, a level of strategic foresight we have guided for 3 decades of experience.

Description Two linked properties Commercial & Residential at the most popular street of Nicosia at Kaimakli area. The properties have the highest building factors of 180% and 140%. It is considered an ideal choice for a land developer or an individual investor. The owner is also interested in exchanging the plots. This combination of commercial and residential zoning on a primary arterial road provides the ultimate flexibility for a flagship mixed-use development or a high-spec retail and apartment complex.

Building Density 180%
Cover Factor 50%
Town Planning Zone Commercial
Proximity Landmarks Located on the primary commercial artery of Kaimakli near the Frederick University campus and the SOPAZ Innovation Zone.

Strategic Location and Commercial Connectivity

The true value of this land is rooted in its prestigious position on the neighborhood's most sought-after thoroughfare, offering a professional environment that is perfectly connected to the commercial and educational heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare opportunity to acquire a high-density mixed-use site of significant scale on the most popular commercial street in Kaimakli.
Cyprus real estate investment: A high-potential asset for 2026, perfectly positioned to capitalize on the abolition of stamp duty and the 2026 revitalization incentives for high-density urban corridors.
SOPAZ Innovation Zone: Situated just 2 minutes away, placing your flagship project at the center of Nicosia’s official 2026 transformation into a hub for technology and research.
Frederick University: Reachable in just 3 minutes, ensuring a constant source of demand for high-quality residential units and professional services on this primary street.
Bata Roundabout: Located within a 4-minute drive, anchoring the property in a high-visibility zone with excellent access to the city’s primary transit nodes.
Famagusta Gate: A short 5-minute drive away, connecting the property to the historical Venetian walls and the vibrant artistic and administrative core of the Old Town.
Eleftheria Square: Positioned only 9 minutes away, ensuring your commercial and residential operations remain seamlessly integrated into the retail and administrative heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer the highest building factors and a prime location on Kaimakli's most popular street, this linked plot opportunity is unparalleled. High-density mixed-use lands on primary arterial roads 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: **1,069m²**

Gallery

