



For Sale, Land, Plot, Nicosia, Kaimakli, 4,757m²

For Sale : **€ 1,000,000**

Description

High-Yield Development and Strategic Acquisition

This rectangular residential plot in Kaimakli represents a premier opportunity for large-scale development within Nicosia's most significant 2026 urban transformation corridor. With an exceptional building density of 160% and a 50% coverage factor, the property is uniquely positioned to deliver a high-yield residential project that maximizes the available land area. The property's flat surface and strategic location adjacent to the old Nicosia-Ammochostos road provide an efficient foundation for a landmark development. In March 2026, Kaimakli has solidified its status as an investor favorite, as the district benefits from its proximity to the city center and the high demand from the nearby academic community. A decisive advantage of this specific site is its eligibility for the 6th Edition of the Housing Scheme for the Revitalization of communities near the buffer zone, which officially launched on March 2, 2026. This scheme offers substantial grants of up to €60,000 for families, which can be combined with Energy Ministry grants for total state support reaching €100,000. This provides a powerful incentive for potential residents and ensures a robust exit strategy for developers, a level of strategic planning we have perfected through 3 decades of experience.

Description Mixed use piece of land adjacent to the western side of the old Nicosia-Ammochostos road in Kaimakli is available for sale. The property has a rectangular shape and a flat surface. Despite being very close to the Green Line, the land provides quite a few benefits as it is very close to the centre of town, can supply the stage for the development of large project and enjoys additional building coefficient.

Building Density 160%

Cover Factor 50%

Town Planning Zone Residential (Kα3)

Proximity Landmarks Located near the Frederick University campus and the Kaimakli Railway Station Linear Park.

Strategic Location and Community Amenities

The true value of this land is rooted in its authentic urban setting, offering a sophisticated lifestyle that is perfectly connected to the historic, educational, and green heartbeat of Cyprus.

Plots of land for sale in Nicosia: A significant opportunity to acquire a high-density residential plot in the heart of the vibrant and evolving Kaimakli district.

Cyprus real estate investment: A high-potential asset perfect for those seeking to maximize their construction budget through the latest 2026 government revitalization programs.

Government Housing Subsidy: As of March 18, 2026, this plot qualifies for the newly updated 6th Edition revitalization grants, providing substantial financial incentives for permanent residents and families.

Frederick University: Situated just 4 minutes away, providing a constant source of demand for high-quality residential units from a growing student and faculty population.

Kaimakli Railway Station Linear Park: Reachable in just 3 minutes, offering a unique green corridor for walking, cycling, and leisure right in the heart of the district.

Famagusta Gate: Located within a 5-minute drive, 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 both superior building factors and direct eligibility for the 2026 government subsidy schemes, this Kaimakli plot is an unparalleled opportunity. Large-scale residential lands with such high building coefficients move quickly once they enter the market.

Contact G&P Lazarou for a private consultation to discuss the architectural and subsidy 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: **4,757m²**



Gallery

