For Sale, Land, Plot, Nicosia, Kaimakli, 586m²

For Sale : **€ 230,000**

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. Located at the end of a quiet dead-end street, the property offers a level of privacy and reduced traffic flow that is rare in such a central district. Falling within the Κα4 planning zone with a building density of 120% and a 50% coverage factor, the site is perfectly suited for a modern three-storey residential building. In March 2026, Kaimakli has solidified its status as a primary destination for investors and residents alike, as the district benefits from a unique blend of traditional charm and substantial state support. The availability of a clean title deed and the owner's openness to a potential exchange or negotiation provide a flexible and secure acquisition path, a standard of smart investment we have guided for 3 decades of experience.

Description Nice plot in a dead end in Kaimakli suitable for the erection of a three storey building. Price is negotiable, title deed free and available. Interested in possible exchange. Eligible for state subsidy. The property's quiet position and established neighborhood setting provide an efficient foundation for a bespoke residential project in a community that values both heritage and modern urban accessibility.

Building Density 120%
Cover Factor 50%
Town Planning Zone Residential (Κα4)
Proximity Landmarks Located near the Kaimakli Railway Station Linear Park 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 green 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 through the 2026 updated government housing schemes.
Government Housing Subsidy: As of March 2, 2026, this plot is eligible for the 6th Edition of the revitalization scheme, offering grants up to €70,000 for families, which can now be combined with Energy Ministry grants for a total of up to €100,000 in support.
Kaimakli Railway Station Linear Park: Situated just 2 minutes away, providing a historic green corridor for walking, cycling, and leisure right in the heart of the district.
Frederick University: Reachable in just 3 minutes, ensuring a constant source of demand for residential units from students and academic staff.
Famagusta Gate: A short 5-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 both superior building factors and direct eligibility for the 2026 government subsidy schemes, this Kaimakli plot is an unparalleled opportunity. Residential lands with such versatile potential and negotiable terms 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** Town Planning Zone: **Residential** Height: **14**

Area

Plot Area: **586m²**

Gallery