

For Rent, Land, Plot, Nicosia, Kaimakli, 1,327m²

For Rent : **€ 670**

Description
High-Yield Development and Strategic Acquisition

This expansive corner commercial plot in Kaimakli represents a standout opportunity for investors looking to secure a foothold in one of Nicosia's most rapidly evolving neighborhoods. With a building density of 140% and a special ΕΠ6 zoning, the property offers a versatile framework for a four-storey landmark. This specific zone is uniquely advantageous, allowing for a wide range of high-yield uses beyond traditional offices, including large-scale retail showrooms, hyperstores, and student housing. The corner positioning provides the essential visibility and multiple access points required for high-traffic commercial ventures. Investing in such a sizable asset in this up-and-coming district ensures a future-proof investment backed by 3 decades of experience.

Description Huge, corner, commercial plot available in Kaimakli. Suitable for the erection of a four-storey building. Price is negotiable. The property features a level topography and extensive road frontage on two sides, offering a streamlined foundation for a high-impact architectural project in a neighborhood defined by industrial heritage and modern commercial revitalization.

Building Density 140%
Cover Factor 50%
Town Planning Zone Commercial — Zone ΕΠ6
Proximity Landmarks Located near the SOPAZ Roundabout and the Frederick University campus.

Strategic Location and Community Amenities

The true value of this land is rooted in its strategic urban setting, offering a sophisticated professional environment perfectly connected to the commercial and academic heartbeat of Nicosia.

Plots of land for sale in Nicosia: A rare and significant opportunity to acquire a high-density, large-scale corner plot in the revitalized Kaimakli district.
Cyprus real estate investment: An institutional-grade asset perfect for those seeking maximum capital growth and versatile high-volume yields in a prime capital location.
SOPAZ Roundabout: Situated just 500 meters away, acting as a major logistical and navigational hub for easy access to the city center and highways.
Frederick University: Reachable in just 3 minutes, providing a constant source of demand for student housing, retail, and professional services.
Old Kaimakli District: Located within a 2-minute drive, offering a charming blend of traditional architecture and trendy new cafes.
Nicosia Municipal Arts Centre (NiMAC): A short 6-minute drive away, reflecting the area's growing status as a cultural and creative hub.
Eleftheria Square: Positioned only 9 minutes away, ensuring your project is seamlessly integrated into the retail, cultural, and historical heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer both massive scale and creative zoning flexibility, this Kaimakli corner plot is an unparalleled opportunity. High-density commercial lands of this size in a strategic expansion 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: **Rented**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Commercial**

Area

Plot Area: **1,327m²**

Further Details

Corner Plot

Gallery

