



For Sale, Land, Plot, Nicosia, Kaimakli, 1,469m²

For Sale : **€ 447,000**

Description

"Properties listed with a Reserve Price indicate that the Seller reserves its right to not accept offers below the specified price. All offers must exceed the Reserve Price. While lower offers may be submitted, they are unlikely to be considered by the Seller."

 Strategic 1,469 sq.m. land parcel, ideal for mixed-use commercial and residential development, situated in the prime area of Kaimakli, in Nicosia district.

 Location: Strategically positioned in a growth corridor, just 600m northwest of the "Bata" roundabout and 300m east of Makariou Avenue. Surrounded by developed commercial projects, ensuring long-term value appreciation.

 Property Highlights:
 • Total Land Area: 1,469 sq.m. (comprising two continuous commercial plots)
 • Frontage: Extensive 75 meters of road frontage on two registered roads.
 • Shape & Terrain: Continuous plots with flat terrain, offering optimized building efficiency.
 • Infrastructure: Close proximity to central arterial roads, utility networks, and major roundabouts.
 • Investment Potential: This expansive parcel represents a significant opportunity for a multi-storey commercial hub. Its size and location allow for flexible master-planning and high-density construction.

 Planning Zone: The property falls within Planning Zone Eß4, with a building coefficient of 140%, coverage of 50%, and permission for 4 floors (17 meters) of construction.

 There are separate title deeds for the two parcels.

Details

Property Type: Land	Status: Available	Website
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Main Features

Property Subtype: Plot	Town Planning Zone: Commercial	Furnished: Unfurnished
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Area

Plot Area: **1,469m²**



Gallery

