

For Sale, Land, Plot, Nicosia, Kaimakli, 623m²

For Sale : **€ 200,000**

Description
Small Development and High-Value Living

This residential plot in Kaimakli offers a rare combination of modern accessibility and neighborhood character. Positioned on Plapouta Street, the property benefits from a prime corner-like feel with a dedicated pedestrian walkway on its eastern border, ensuring enhanced privacy and natural light. With a building density of 120% and a coverage factor of 50%, the site is ideally zoned for a contemporary three-storey residential building. Kaimakli has solidified its reputation in 2026 as Nicosia's premier "urban-cool" district, attracting a mix of young professionals and academic staff who value the area's authentic charm and proximity to the city center. This steady demand, combined with the plot's clean development parameters and the available title deed, makes it a high-potential asset for a boutique apartment project or a significant family residence, a standard we have prioritized for 3 decades of experience.

Description Nice residential plot behind the ex ''Coop'' building in Kaimakli. The plot is adjacent to Plapouta street with a pedestrian walkway on its eastern border. It is suitable for a 3-storey building with a 120% building coefficient. Title deed in place. The level topography and the strategic location near established community landmarks provide an efficient foundation for a modern construction project in a neighborhood defined by its heritage and 2026 revitalization.

Building Density 120%
Cover Factor 50%
Town Planning Zone Residential (Κα4)
Proximity Landmarks Located near Frederick University and the Kaimakli Railway Station Linear Park.

Strategic Location and Community Amenities

The true value of this land is rooted in its sophisticated urban setting, offering a lifestyle that is perfectly connected to the green lungs and academic heartbeat of Nicosia.

Plots of land for sale in Nicosia: A significant opportunity to acquire a well-positioned residential plot in the heart of the vibrant and evolving Kaimakli district.
Cyprus real estate investment: A practical asset for those looking to capitalize on the high rental yields and 2026 capital appreciation trends in the capital’s most promising residential corridor.
Frederick University: Situated just 2 minutes away, placing your development within the primary residential zone for the city's large student and faculty population.
Kaimakli Railway Station Linear Park: Reachable in just 3 minutes, providing a historic green corridor for walking, cycling, and leisure right in the neighborhood.
Famagusta Gate: Located within a 4-minute drive, connecting the property to the historical Venetian walls and the vibrant cultural scene of the Old Town.
SOPAZ Roundabout: A short 3-minute drive away, ensuring rapid logistical access to the city center and the primary highway network.
Eleftheria Square: Positioned only 8 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 a prime neighborhood position, this Kaimakli plot is an unparalleled opportunity. Residential lands near the district's central landmarks 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: **623m²**

Gallery

