

For Sale, Land, Plot, Nicosia, Kaimakli, 620m²

For Sale : **€ 240,000**

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. Positioned as a corner plot near the landmark CIC garage, the property offers enhanced architectural flexibility and superior natural light, making it a standout choice for a premium residential project. Falling within the Kα4 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. This corner position ensures high visibility and ease of access, providing a secure and high-value foundation for a boutique apartment block or a significant family residence, a standard of smart investment we have guided for 3 decades of experience.

Description Nice corner plot in Kaimakli near CIC garage is now available for sale. With a building coefficient of 120% the plot is suitable for a three storey building. The property's level topography and prominent corner position 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 (Kα4)
Proximity Landmarks Located near the CIC Mercedes-Benz headquarters and the SOPAZ Innovation Zone.

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 corner 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.
SOPAZ Innovation Zone: Situated just 2 minutes away, placing your development at the doorstep of Nicosia’s primary 2026 hub for technology, research, and high-spec offices.
Frederick University: Reachable in just 3 minutes, ensuring a constant source of demand for residential units from students and academic staff.
Kaimakli Railway Station Linear Park: Located within a 3-minute drive, offering a unique green corridor for walking, cycling, and leisure right in the heart of the district.
Famagusta Gate: A short 6-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 a prime corner position, this Kaimakli plot is an unparalleled opportunity. Corner residential lands with such versatile potential 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: **620m²**

Further Details

Corner Plot

Gallery

