

For Sale, Land, Plot, Nicosia, Kaimakli, 614m²

For Sale : **€ 265,000**

Description
Small Development and High-Value Living

This corner residential plot in Kaimakli represents a strategic opportunity for those looking to invest in Nicosia's most resilient urban neighborhood. Positioned as a corner parcel, the property offers enhanced architectural flexibility and superior natural light, making it a standout choice for a modern three-storey residential building. In March 2026, Kaimakli has solidified its status as a primary destination for investors and families alike, as the district benefits from a unique blend of traditional charm and substantial state support. A significant advantage of this specific site is its direct eligibility for the 6th Edition of the Housing Scheme for Revitalization, which as of March 2, 2026, offers combined grants of up to €100,000 for qualifying applicants. 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 Corner residential plot in Kaimakli suitable for the erection of a three-storey building. The area is eligible for governmental subsidy due to its proximity to the occupied area. 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 Frederick University campus and the Kaimakli Railway Station Linear Park.

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 to maximize their construction budget through the latest 2026 government revitalization programs.
Government Housing Subsidy: This plot falls within the buffer zone revitalization scheme, where the maximum grant has recently increased, allowing families to combine Interior Ministry and Energy Ministry support for significant project funding.
Frederick University: Situated just 3 minutes away, anchoring the property in a prime residential zone with constant demand for student and faculty housing.
Kaimakli Railway Station Linear Park: Reachable in just 4 minutes, providing a historic green corridor for walking, cycling, and leisure that defines the neighborhood's unique character.
Famagusta Gate: Located within a 6-minute drive, 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. 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 subsidy 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: **614m²**

Further Details

Corner Plot

Gallery

