

For Sale, Land, Plot, Nicosia, Kaimakli, 521m²

For Sale : **€ 175,000**

Description
Small Development and High-Value Living

This residential plot in Kaimakli offers a rare combination of scenic tranquility and significant financial advantage. Positioned exceptionally close to the Kaimakli Railway Station Linear Park, the property provides a unique lifestyle defined by green walking paths and historical charm. Falling within the Kα4 planning zone with a 120% building density, the site is perfectly suited for a high-quality three-storey apartment building or a spacious bespoke family home. A major highlight of this specific location is its eligibility for the 2026 updated government housing scheme, which offers subsidies of up to €55,000 for properties near the Buffer Zone. This provides a substantial boost to the project's viability, ensuring a secure and high-value investment backed by 3 decades of experience.

Description Beautiful residential plot very close to the railway park of Kaimakli. Suitable for a three-storey building or a family home. The plot qualifies for the government subsidy scheme of up to €55,000 due to its proximity to the Buffer Zone. The land features a flat surface and a prime location within a revitalizing urban pocket, providing an efficient foundation for a modern construction project in a neighborhood that values heritage and community.

Building Density 120%
Cover Factor 50%
Town Planning Zone Kα4 (Residential)
Proximity Landmarks Located near the Kaimakli Railway Station Linear Park and the SOPAZ Roundabout.

Strategic Location and Community Amenities

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

Plots of land for sale in Nicosia: A rare opportunity to acquire a residential plot in the heart of Kaimakli, benefiting from both natural beauty and significant government grants.
Cyprus real estate investment: A high-potential asset perfect for those seeking to maximize their budget through available 2026 state subsidies while investing in a rising residential area.
Kaimakli Railway Station Linear Park: Situated just 1 minute away, providing a historic green corridor for walking, cycling, and leisure right at your doorstep.
SOPAZ Roundabout: Reachable in just 3 minutes, serving as a critical logistical node for quick access to the city center and the primary motorway network.
Frederick University: Located within a 4-minute drive, ensuring a constant source of demand for high-quality residential units from the academic community.
Famagusta Gate: A short 6-minute drive away, connecting the property to the historical Venetian walls and the vibrant cultural scene of the Old Town.
Eleftheria Square: Positioned only 9 minutes away, ensuring your project is seamlessly integrated into the retail and administrative heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer exceptional financial incentives and a high quality of life, this Kaimakli plot is an unparalleled opportunity. Residential lands qualifying for significant government subsidies in such a sought-after linear park location 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: **521m²**

Gallery

