



For Sale, Land, Plot, Nicosia, Kaimakli, 900m²

For Sale : **€ 270,000**

Description

High-Yield Development and Strategic Acquisition

This significant commercial asset in Kaimakli represents a premier opportunity to secure a high-density footprint within Nicosia's most rapidly evolving economic corridor. Falling within the specialized ΕΠ6 zone, the property offers an exceptional 140% building density and 70% coverage, with the specific entitlement for a four-storey vertical development. This unique zoning is highly versatile, allowing not only for high-spec industrial and warehousing facilities but also for modern commercial projects such as business offices, large-scale showrooms, or educational student nests. As of March 2026, the local market is being transformed by the finalization of the SOPAZ Innovation Zone master plan, which is repositioning this district as the capital's primary tech and research hub. Securing a large plot with such intensive development parameters near established commercial landmarks like "Kapodistrias" ensures a future-proof investment with superior ROI potential, a strategic move we have advocated for 3 decades of experience.

Description Large industrial plot near "Kapodistrias" spare parts is now available for sale. Entitled to the erection of a four-storey building. The property's high building coefficients and specialized ΕΠ6 zoning provide a streamlined path for diverse commercial development, from logistics centers to professional office complexes, in an area defined by its industrial heritage and 2026 economic revitalization.

Building Density 140%

Cover Factor 70%

Town Planning Zone Commercial (Zone: ΕΠ6)

Proximity Landmarks Located near the Kapodistrias & Sons headquarters and the SOPAZ Innovation Zone.

Strategic Location and Community Amenities

The true value of this land is rooted in its pivotal logistical and commercial position, offering a professional environment that is perfectly connected to the business and academic heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare opportunity to acquire a high-density commercial plot within the prestigious SOPAZ redevelopment and innovation corridor.

Cyprus real estate investment: A high-potential asset for 2026, benefiting from the full abolition of stamp duty and the removal of SDC on rental income, maximizing net yields for investors.

SOPAZ Innovation Zone: Situated just 2 minutes away, placing your project at the center of Nicosia's state-backed transformation into a hub for technology and research.

Frederick University: Reachable in just 3 minutes, providing a constant source of professional talent and creating demand for specialized commercial or student-oriented facilities.

BATA Roundabout: Located within a 3-minute drive, anchoring the property in a high-visibility zone with excellent access to the city's primary transit nodes.

Famagusta Avenue: A short 2-minute drive away, following the 2026 road upgrades that have improved flood protection and direct connectivity to the Nicosia-Limassol motorway.

Eleftheria Square: Positioned only 9 minutes away, ensuring your commercial operations remain seamlessly connected to the administrative and retail core of the city.

If you are looking for G&P Lazarou trusted properties that offer superior building factors and specialized commercial zoning in Nicosia's newest economic zone, this Kaimakli plot is an unparalleled opportunity. High-density lands in the ΕΠ6 zone are increasingly sought after by institutional developers and move quickly once they enter the market.

Contact G&P Lazarou for a private consultation to discuss the architectural and commercial potential of this high-yield 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: **Commercial**

Area

Plot Area: **900m²**



Gallery

