

For Sale, Land, Plot, Nicosia, Kaimakli, 721m²

For Sale : **€ 350,000**

Description
Small Development and High-Value Living

This 721 sqm residential plot in Kaimakli represents a strategic opportunity for those looking to invest in one of Nicosia's most characterful and authentic urban neighborhoods. Falling within the Πα9 planning zone, the property allows for a building density of 120% and a high coverage factor of 70%, making it ideal for the creation of a spacious two-storey residential project that maximizes the use of the land. In March 2026, Kaimakli has emerged as a high-yield pocket within the capital, with gross returns reaching between 5.6% and 6.8% due to consistent tenant demand and its ongoing urban transition. A major advantage of this location is its eligibility for the 6th Edition of the Housing Scheme for the Revitalization of communities near the buffer zone, which launched on March 2, 2026. This scheme now offers significantly enhanced grants of up to €60,000 for families, which can be combined with Energy Ministry upgrades for total state support reaching €100,000. With a clean title deed available, this plot offers a secure and flexible foundation for a high-value private residence or a boutique development, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot in Kaimakli area. It falls within residential planning zone Πα9, with building density coefficient of 120%, coverage coefficient 70%, in 2 floors and a maximum height of 8.3 m. Title deed is available. The property's level topography and established neighborhood setting 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 70%
Town Planning Zone Residential (Πα9)
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 generous 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: As of March 18, 2026, this plot qualifies for the newly updated 6th Edition revitalization grants, providing substantial financial incentives for permanent residents and families.
Frederick University: Situated just 4 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 3 minutes, providing a historic green corridor for walking, cycling, and leisure that defines the neighborhood's unique character.
Famagusta Gate: Located within a 5-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. Residential lands with such versatile potential and generous coverage 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: **7**

Area

Plot Area: **721m²**

Gallery

