



For Sale, Land, Plot, Nicosia, Kaimakli, 270m²

(ID:PR45135), REG. 3/842, KAIMAKLI, NICOSIA

For Sale : **€ 85,000**

Description

High-Yield Development and Strategic Acquisition

This prime commercial plot in Kaimakli represents a major redevelopment opportunity in one of Nicosia's most vital commercial and residential crossover zones. With a building density of 140% and a coverage factor of 50%, the site is perfectly zoned for a modern four-storey development. The property currently accommodates an obsolete house, offering a clean slate for investors to erect a high-visibility office block, a retail flagship, or a sophisticated mixed-use project. Positioned on a main artery with approximately 9 meters of frontage, this site ensures maximum brand exposure and easy logistical access, making it a cornerstone asset for any high-yield portfolio—a strategy we have specialized in for 3 decades of experience.

Description Prime commercial plot in Kaimakli, Nicosia, located 650 m northwest of Bata roundabout. Surrounded by schools, banks, supermarkets, shops, and essential amenities. Falls within Eß4 commercial zone with 140% building density and up to 4 floors. Features ~9 m frontage, high visibility, and an existing obsolete house suitable for demolition and redevelopment. Ideal for multi-storey offices, retail, mixed-use, or high-yield investment projects. The plot's even surface and central location provide a streamlined foundation for construction in a neighborhood defined by steady economic activity and urban growth.

Building Density 140%

Cover Factor 50%

Town Planning Zone Eß4 (Commercial)

Proximity Landmarks Located near the Bata Roundabout and Frederick University.

Strategic Location and Community Amenities

The true value of this land is rooted in its highly accessible urban setting, offering a professional environment perfectly connected to the commercial and educational heartbeat of Cyprus.

Plots of land for sale in Nicosia: A significant opportunity to acquire a high-density commercial plot in the established and busy Kaimakli district.

Cyprus real estate investment: A strategic asset for those looking to capitalize on the constant demand for commercial space and professional services in the capital.

Bata Roundabout: Situated just 650 meters away, acting as a critical navigational node for quick access to central Nicosia and major transit routes.

Frederick University: Reachable in just 3 minutes, ensuring a high volume of foot traffic and providing a steady base for student-focused retail or services.

Pallouriotissa Primary School: Located within a 2-minute drive, anchoring the neighborhood with essential community infrastructure.

Nicosia District Court: A short 7-minute drive away, reflecting the property's proximity to the city's legal and administrative center.

Eleftheria Square: Positioned only 9 minutes away, ensuring your project is seamlessly integrated into the retail and cultural heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer high visibility and superior building factors in a well-established commercial area, this Kaimakli plot is an unparalleled opportunity. Commercial lands of this caliber with immediate redevelopment 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-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**

Height: **17**

Area

Plot Area: **270m²**



Gallery

