

For Sale, Land, Plot, Nicosia, Kaimakli, 637m²

For Sale : **€ 280,000**

Description
High-Yield Development and Strategic Acquisition

This 637 sqm residential plot in Kaimakli represents one of the most commercially viable "shovel-ready" opportunities in Nicosia's current development landscape. Falling within the Kα3 planning zone with a 140% building density and 50% coverage factor, the site is perfectly optimized for a high-density, four-storey apartment complex. Its prime location "Konta Sto Chorio"—the traditional heart of Kaimakli—coupled with its close 800-meter proximity to Frederick University, makes it a premier candidate for a student housing project or a modern "build-to-rent" development. In March 2026, Nicosia's apartment market is seeing robust 3-5% price momentum, particularly in academic corridors where rental occupancy remains at near-maximum capacity. The added value of this property is its "clean" delivery; with no VAT applicable and the owner committed to demolishing the existing structure at their own expense under an active permit, a developer can transition immediately from acquisition to construction, a level of efficiency we have championed for 3 decades of experience.

Description 637 sqm residential plot in Kaimakli, located "KONTA STO CHORIO". Key selling points include 140% building density, no VAT, and the owner will demolish the existing structure at their own expense (permit issued). It is situated 800 m from Frederick University, making it ideal for student housing or high-density residential development. Delivered clean and ready to build. This plot offers a rare combination of significant scale and zero-delay entry into one of the capital's most profitable residential sub-markets.

Building Density 140%
Cover Factor 50%
Town Planning Zone Residential (Kα3)
Proximity Landmarks Located near Frederick University and the Kaimakli "Chorio" traditional center.

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 educational and green heartbeat of the capital.

Plots of land for sale in Nicosia: A significant opportunity to acquire a high-density residential plot in Kaimakli, an area currently benefiting from 2026 infrastructure and subsidy upgrades.
Cyprus real estate investment: A high-potential asset perfect for those seeking to maximize their construction budget through available state-led revitalization programs.
Government Housing Subsidy: As of March 2, 2026, the 6th Edition of the revitalization scheme is active, offering grants of up to €60,000 for families and additional Energy Ministry support of up to €100,000 for green developments.
Frederick University: Situated just 800 meters away, anchoring the property in a high-demand academic zone with a constant need for modern studio and one-bedroom units.
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.
SOPAZ Innovation Zone: Located within a 4-minute drive, placing your development near Nicosia's primary 2026 economic and research redevelopment hub.
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 exceptional building factors and direct eligibility for the 2026 government subsidy schemes, this Kaimakli plot is an unparalleled opportunity. High-density residential lands in this specific academic and subsidized corridor 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: **Withdrawn** Website

Main Features

Property Subtype: **Plot** Town Planning Zone: **Residential** Height: **17**

Area

Plot Area: **637m²**