

For Sale, Land, Plot, Nicosia, Kaimakli, 325m²

For Sale : **€ 100,000**

Description
Small Development and High-Value Living

This 325 sqm residential plot in Kaimakli represents a strategic entry point for investors and first-time builders looking to capitalize on Nicosia's shifting urban landscape. Falling within the Kα3 planning zone, the property allows for a four-storey residential or mixed-use building reaching a height of 17 meters. With a high building density of 140% and a coverage factor of 50%, this site is perfectly scaled for a boutique apartment project. As central Nicosia prices continue to rise in 2026, Kaimakli has emerged as a key destination for young professionals and students seeking value without sacrificing proximity to the city center. This demand translates into a resilient investment profile, a trend we have monitored through 3 decades of experience.

Description This residential plot for sale in Kaimakli, Nicosia spans 325 sqm and is zoned Kα3, allowing a four-storey building up to 17m. With 140% building density and 50% coverage, it offers strong potential for a modern residential or mixed-use development in a central, well-connected area. The property’s manageable size and high-intensity zoning make it an efficient foundation for a high-yield rental project or a contemporary urban residence.

Building Density 140%
Cover Factor 50%
Town Planning Zone Kα3
Proximity Landmarks Located near Frederick University and the Kaimakli Railway Station Linear Park.

Strategic Location and Community Amenities

The true value of this land is rooted in its evolving urban setting, offering a balanced lifestyle that is perfectly connected to the academic and cultural heartbeat of Cyprus.

Plots of land for sale in Nicosia: A rare opportunity to acquire a versatile, high-density residential plot in the increasingly popular Kaimakli district.
Cyprus real estate investment: A high-potential asset perfect for those seeking capital growth and strong rental yields in an area undergoing significant revitalization in 2026.
Frederick University: Situated just 3 minutes away, providing a consistent source of residential demand from the city’s large student and academic population.
Kaimakli Railway Station Linear Park: Reachable in just 2 minutes, offering a unique green corridor for walking, cycling, and outdoor recreation.
Famagusta Gate: Located within a 4-minute drive, connecting the neighborhood to the historic Venetian walls and the vibrant artistic scene of the Old Town.
Pallouriotissa Secondary School: A short 2-minute drive away, reinforcing the area’s appeal for young families and educational professionals.
Eleftheria Square: Positioned only 7 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 value and superior building factors in a rising residential zone, this Kaimakli plot is an unparalleled opportunity. High-density residential lands in this specific academic and professional corridor are seeing increased interest and 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: **Residential**
Height: **17**

Area

Plot Area: **325m²**