

For Sale, Land, Plot, Nicosia, Kaimakli, 474m²

For Sale : **€ 200,000**

Description
High-Yield Development and Strategic Acquisition

This 474 sqm residential plot in Kaimakli represents a premier opportunity for developers to capitalize on the sustained urban growth within Nicosia’s most characterful district. Falling within the Kα3 planning zone, the property offers a high building density of 140% and a coverage factor of 50%, allowing for a modern four-storey apartment complex reaching up to 17 meters in height. The Building Density permits a total maximum covered area of 663.6 sqm, making it perfectly scaled to deliver high-density housing that meets the current market's appetite for sophisticated urban living and high-yield rental returns. This area has become a focal point for investors in 2026 due to its unique blend of traditional neo-classical architecture and a surge in demand from the nearby academic community, a strategy we have perfected through 3 decades of experience.

Description For sale residential plot in Kaimakli, Nicosia. This is an excellent residential plot measuring 474 sqm located in the highly desirable Kaimakli area of Nicosia. The land falls entirely within the Residential Planning Zone (100%), which is characterized by a high building allowance, making it ideal for the development of a multi-storey residential building or a spacious luxury home. The Building Density (140%) permits a total maximum covered area of 663.6 sqm. This zone allows for significant vertical development with a maximum of 4 floors and a maximum building height of 17 meters.

Building Density 140%
Cover Factor 50%
Town Planning Zone Residential (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 authentic urban setting, offering a sophisticated lifestyle that is perfectly connected to the historic and educational heartbeat of Cyprus.

Plots of land for sale in Nicosia: A significant opportunity to acquire a high-density residential plot in the heart of the vibrant and evolving Kaimakli district.
Cyprus real estate investment: A high-potential asset perfect for those seeking capital appreciation and consistent rental demand in a premier residential corridor in 2026.
Frederick University: Situated just 2 minutes away, providing a constant source of demand for high-quality residential units from students and faculty.
Kaimakli Railway Station Linear Park: Reachable in just 3 minutes, offering a unique green corridor for walking, cycling, and leisure right in the neighborhood.
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.
SOPAZ Roundabout: A short 3-minute drive away, serving as a major logistical hub for quick access to the city center and the primary highway network.
Eleftheria Square: Positioned only 8 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 a strong development path, this Kaimakli plot is an unparalleled opportunity. High-density residential lands in this specific professional and academic 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: **474m²**