

For Sale, Land, Plot, Nicosia, Kaimakli, 501m²

For Sale : **€ 225,000**

Description
High-Yield Development and Strategic Acquisition

This 501 sqm residential plot in the heart of Kaimakli represents a premier opportunity for developers to capitalize on Nicosia's most active urban regeneration corridor. Falling within the Kα3 planning zone, the property offers an exceptional building density of 140% and a 50% coverage factor, allowing for a modern four-storey apartment complex reaching a height of 17 meters. As of March 2026, Kaimakli has solidified its status as a high-demand rental pocket, particularly for studio and one-bedroom units that serve the nearby academic community. A significant financial advantage of this specific site is its direct eligibility for the 6th Edition of the Housing Scheme for Revitalization of mountainous, refined, and disadvantaged areas, which currently offers subsidies of up to €60,000 for families and €35,000 for individuals. This grant, combined with a high-density vertical build, ensures a project with superior ROI and a robust exit strategy, a standard of smart acquisition we have guided for 3 decades of experience.

Description For Sale: Prime Residential Plot in Kaimakli, Nicosia. This 501 sqm residential plot in the heart of Kaimakli is zoned Kα3 (100%) with a 50% cover factor and an impressive 140% building density, allowing up to 4 floors and 17 m height. Eligible for a state subsidy. Contact G&P Lazarou today to view! The plot's level topography and central neighborhood position provide an efficient foundation for a landmark residential project in an area defined by cultural revitalization and professional growth.

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 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.
Frederick University: Situated just 2 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.
SOPAZ Innovation Zone: A short 4-minute drive away, placing your development near Nicosia’s primary 2026 hub for technology and high-spec offices.
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 subsidy 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: **501m²**

Further Details

Corner Plot