For Sale, Land, Plot, Nicosia, Kaimakli, 527m²

KAIMAKLI, NICOSIA, REG. 4/745

For Sale : **€ 195,000**

Description
Small Development and High-Value Living

This 527 sqm residential plot in Kaimakli represents a unique opportunity to combine urban living with substantial financial incentives. Falling within the Κα4 planning zone, the property supports a building density of 120% and a coverage factor of 50%, allowing for a modern three-storey residential project. A defining feature of this plot is its location in a government-designated revitalization zone. As of March 2026, the Ministry of Interior has launched the 6th edition of the housing scheme for areas near the Buffer Zone, making this specific property eligible for a state subsidy of up to €60,000 for families or €35,000 for individuals. This grant significantly enhances the project's feasibility, providing a secure and high-value foundation for a primary residence or a boutique apartment block, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot for sale in Kaimakli, Nicosia, with a total area of 527 m². It falls within planning zone Κα4 (100%), allowing 120% building density, 50% coverage, and up to 3 floors with a maximum height of 13.5 m. Located behind the CIC garage and eligible for a state subsidy. A full title deed is available. The plot’s level topography and generous dimensions provide an efficient and cost-effective canvas for a high-quality residential development in a neighborhood that balances historic character with modern growth.

Building Density 120%
Cover Factor 50%
Town Planning Zone Κα4 (Residential)
Proximity Landmarks Located near the CIC Mercedes-Benz headquarters and the Kaimakli Railway Station Linear Park.

Strategic Location and Community Amenities

The true value of this land is rooted in its unique urban setting, offering an authentic lifestyle that is perfectly connected to the green lungs and commercial gateways of the capital.

Plots of land for sale in Nicosia: A significant opportunity to acquire a well-proportioned residential plot in Kaimakli that qualifies for substantial 2026 government grants.
Cyprus real estate investment: A low-entry, high-value asset perfect for those seeking to maximize their construction budget through available state-led revitalization programs.
CIC Mercedes-Benz Showroom: Situated just 1 minute away, serving as a major local landmark and anchoring the area’s professional profile.
Kaimakli Railway Station Linear Park: Reachable in just 3 minutes, providing a historic green corridor for walking, cycling, and leisure right in the heart of the district.
Frederick University: Located within a 4-minute drive, ensuring a consistent source of demand for high-quality housing from students and academic staff.
Famagusta Gate: A short 6-minute drive away, connecting the property to the historical Venetian walls and the vibrant artistic scene of the Old Town.
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 both high quality of life and exceptional financial advantages through state subsidies, this Kaimakli plot is an unparalleled opportunity. Residential lands in this subsidized revitalization zone are increasingly popular in 2026 and 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-value 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: **14**

Area

Plot Area: **527m²**