



For Sale, Land, Plot, Nicosia, Kaimakli, 264m²

For Sale : € 90,000

Description

High-Yield Development and Strategic Acquisition

This 264 sq.m. residential plot in Kaimakli is a compact powerhouse for developers targeting the academic and professional rental market. With a superior building density of 140% and a coverage factor of 50%, the site is perfectly zoned for a modern four-storey apartment building reaching a height of 17 meters. Its rectangular shape and flat surface allow for maximum architectural efficiency, making it an ideal choice for high-spec studio or one-bedroom units that cater to the nearby university population. Securing a separate title deed for a property with such high-intensity planning parameters ensures a streamlined investment process in one of Nicosia's most up-and-coming residential hubs, a standard we have upheld through 3 decades of experience.

Description Residential plot, extending to about 264 sq.m., rectangular with a flat surface, located in Kaimakli. Access via a registered road with approximately 12m frontage. Near Frederick University and Omorfita Police Station. Falls within Zone Kα3 with 140% building density, 50% coverage, and permission for 4 floors (17m). Separate title deed available. The property's level topography and efficient dimensions provide a ready foundation for a vertical residential project in a neighborhood defined by its youthful energy and urban revitalization.

Building Density 140%

Cover Factor 50%

Town Planning Zone Kα3

Proximity Landmarks Located near Frederick University and the Omorfita Police Station.

Strategic Location and Community Amenities

The true value of this land is rooted in its strategic urban setting, offering a modern lifestyle perfectly connected to the educational and professional heartbeat of Nicosia.

Plots of land for sale in Nicosia: A significant opportunity to acquire a high-density residential plot in the vibrant and evolving Kaimakli district.

Cyprus real estate investment: A high-yield asset perfect for those seeking capital appreciation and consistent rental demand in a prime academic location.

Frederick University: Situated just 2 minutes away, placing your development at the center of the city's primary student residential corridor.

Omorfita Police Station: Reachable in just 1 minute, anchoring the immediate area with essential public services and security.

SOPAZ Roundabout: Located within a 3-minute drive, serving as a critical logistical node for easy access to the city center and the highway network.

Famagusta Gate: A short 5-minute drive away, providing a direct link to the historical Venetian walls and the trendy cafes of the Old City.

Eleftheria Square: Positioned only 8 minutes away, ensuring your project is seamlessly integrated into the retail and cultural heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer exceptional building factors and proximity to key institutions, this Kaimakli plot is an unparalleled opportunity. High-density residential lands in this specific academic 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: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Furnished: **Unfurnished**



Area

Plot Area: **264m²**



Gallery

