

For Sale, Land, Plot, Nicosia, Kaimakli, 575m²

For Sale : **€ 175,000**

Description
High-Yield Development and Strategic Acquisition

This residential plot in Kaimakli stands as a prime opportunity for investors looking to capitalize on Nicosia's most rapidly revitalizing urban pocket. With a high building density of 140% and a permitted height of 17 meters, the site is perfectly engineered for a modern four-storey apartment complex. Kaimakli has transformed into a strategic "crossover" zone, attracting a blend of academic demand from nearby universities and a trendy, "boho" residential interest from young professionals. The 50% coverage factor ensures an efficient build that can accommodate the necessary parking and structural requirements for a high-yield rental project, a standard of smart acquisition we have championed for 3 decades of experience.

Description A residential plot for sale in Kaimakli, Nicosia. It falls within planning zone Kα3, allowing 140% building density, 50% coverage, up to 4 floors and 17 m height. Suitable for residential development and subject to VAT. The land offers a level surface and a clear development path in an area increasingly defined by its blend of traditional neo-classical architecture and high-spec modern construction.

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

Strategic Location and Community Amenities

The true value of this land is rooted in its authentic urban setting, offering a unique lifestyle that is perfectly connected to the educational and commercial heartbeat of Cyprus.

Plots of land for sale in Nicosia: A significant opportunity to acquire a high-density residential plot in the vibrant and culturally rich Kaimakli district.
Cyprus real estate investment: A high-potential asset perfect for those seeking capital appreciation and consistent rental demand in a neighborhood undergoing a 2026 revitalization.
Kaimakli Railway Station Linear Park: Situated just 2 minutes away, providing a historic green corridor for walking, cycling, and leisure along the old Cyprus Government Railway tracks.
SOPAZ Roundabout: Reachable in just 3 minutes, acting as a major logistical hub for quick access to the city center and the primary highway network.
Frederick University: Located within a 4-minute drive, ensuring a steady stream of demand for high-quality student and faculty housing.
Famagusta Gate: A short 6-minute drive away, linking the property to the historical Venetian walls and the capital's most celebrated cultural venues.
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 cultural character and superior building factors, this Kaimakli plot is an unparalleled opportunity. High-density residential lands in this increasingly popular professional and 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: **Sold**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **17**

Area

Plot Area: **575m²**

Gallery

