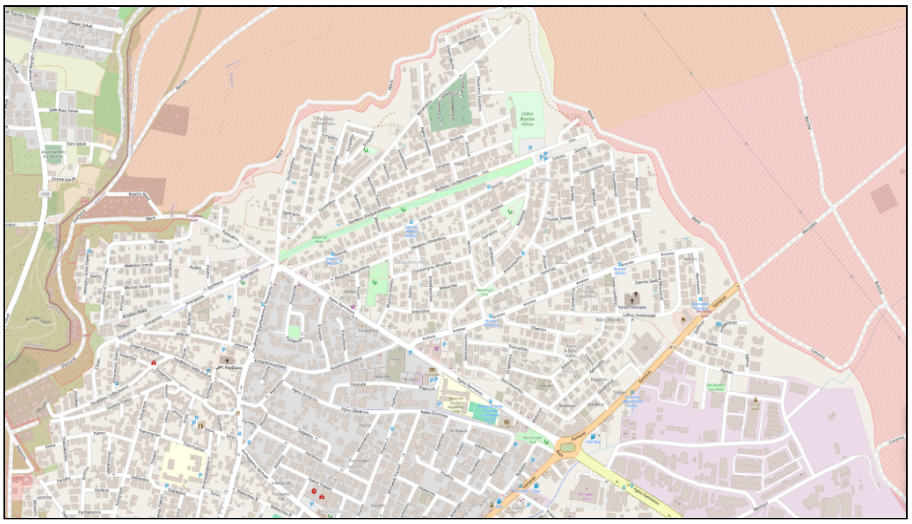


For Sale, Land, Plot, Nicosia, Kaimakli, 1,037m²

For Sale : **€ 350,000**

Description
For Sale Residential Plot In Kaimakli,Nicosia
Excellent Investment & Development Opportunity
Located in the highly sought-after and exceptionally convenient residential hub of Kaimakli, Nicosia, this prime plot offers a highly practical and strategic location for development.
It represents a solid, highly functional asset for a developer, an investor, or a family looking to construct a multi-level residential property right near the capital's main commercial centers.
Development Potential & Planning Details
This property features a highly accommodating layout designed for absolute flexibility in architectural planning and urban living.
Falling entirely under the Κα4 (100%) residential planning zone, the plot allows for a generous building density of 120% and a coverage factor of 50%, ensuring maximum utilization of the space for a profitable development.
The planning permissions allow for the construction of buildings up to 3 storeys with a maximum height of 13.5 meters, providing excellent everyday practicality for modern apartment complexes or a large custom home.
Key Property Features
Property Type: Residential Plot
Location: Kaimakli, Nicosia
Planning Zone: Κα4 (100%)
Building Density: 120%
Coverage Factor: 50%
Maximum Floors: 3 Storeys
Maximum Height: 13.5 meters
Nearby Landmarks
Conveniently located for a vibrant and active urban routine, this plot is exceptionally well-positioned to access everyday necessities. Because it sits right in a central area of Kaimakli, major local supermarkets, popular bakeries, cafes, and essential retail services are highly accessible within the immediate neighborhood.
The property is located in close proximity to Frederick University, the historical Kaimakli linear park, and local athletic centers.
Commuters and professionals will highly appreciate the very close proximity to main arteries, providing straightforward and highly efficient access directly into the Nicosia city center and the Pallouriotissa area.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **14**

Area

Plot Area: **1,037m²**