

For Sale, Land, Field, Nicosia, Kaimakli, 521m²

For Sale : **€ 205,000**

Description
For Sale Residential Plot Under Division In Kaimakli, Nicosia.
An outstanding development and investment opportunity is now available in one of Nicosia's most established and strategically located residential areas. This residential plot under division in Kaimakli offers high development potential, direct road access, and excellent proximity to essential amenities, making it an ideal choice for developers, investors, or private buyers seeking a valuable real estate opportunity in Cyprus.
The property extends to approximately 521 square meters and benefits from frontage on a registered road, ensuring easy and direct access. As a plot currently under division, it presents an excellent opportunity to secure a residential property in a well-established urban area with strong long-term value and development prospects.
The plot falls within the Residential Planning Zone Kα4 and benefits from a 120% building density and a 50% coverage factor, allowing for the construction of up to 3 storeys with a maximum permitted height of 13.5 metres. These favourable planning characteristics make the property particularly attractive for the development of apartment buildings, residential complexes, modern townhouses, or other high-yield residential projects.
An additional advantage of this property is that eligible purchasers may have the opportunity to benefit from available government housing grant schemes and residential development incentives, subject to meeting the relevant criteria and obtaining approval from the competent authorities.
Its location in Kaimakli is one of its strongest advantages, offering close proximity to schools, supermarkets, shops, public services, universities, and major road networks. The area continues to experience steady residential growth and increasing demand, further enhancing the property's investment appeal.
The property is situated approximately 0.8 km from Frederick University, 1.2 km from Bata Roundabout, 2.0 km from SOPAZ Industrial Area, 2.5 km from Kaimakli Municipal Centre, 3.0 km from Nicosia General Hospital, 3.5 km from the University of Cyprus Campus, 4.0 km from the Mall of Cyprus and approximately 4.5 km from Nicosia City Centre.
Whether you are looking to develop a residential project or secure a strategic real estate investment in Cyprus, this property represents a rare opportunity in the Nicosia property market.
To discover more options in this area, you can browse our complete portfolio of residential land for sale in Nicosia directly from our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
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: **Field**
Town Planning Zone: **Residential**
Height: **14**

Area

Plot Area: **521m²**

Gallery

