

For Sale, Land, Plot, Nicosia, Kaimakli, 315m²

For Sale : **€ 115,000**

Description
For Sale Residential Field in Kaimakli, Nicosia
G&P Lazarou Estate Agents proudly presents this residential field for sale in Kaimakli, Nicosia, offering an attractive opportunity for residential development or investment in an established area of the capital.
The property extends to 315 sq.m. and falls entirely within the Πα9 Planning Zone (100%), designated for core areas and continuous development. It benefits from a particularly generous 120% building density and 70% coverage factor, allowing for the construction of up to 2 floors with a maximum permitted height of 7 metres.
An important advantage of the property is its registered road access, providing direct and convenient accessibility. Combined with the high building density and its location within an established urban area, the property offers interesting possibilities for residential development, subject to the necessary planning and building permits.
Located in Kaimakli, the property benefits from convenient access to Nicosia city centre and a wide range of everyday amenities, including schools, supermarkets, pharmacies, shops, cafés, restaurants, and public services. The area's established residential character and proximity to central Nicosia make this property an attractive option for private buyers, developers, and investors.
Whether intended for the development of a private residence or as a long-term property investment, this field offers a combination of high development potential, registered road access, and a convenient urban location.
Property Features
Property Type: Residential Field
Listing Type: For Sale
Location: Kaimakli, Nicosia
Land Area: 315 sq.m.
Planning Zone: Πα9 (100%)
Zone Description: Core Areas and Continuous Development
Building Density: 120%
Coverage Factor: 70%
Maximum Floors: 2
Maximum Height: 7 metres
Registered Road Access: Yes
Suitable For: Residential development or investment, subject to the relevant permits and approvals
Nearby Landmarks & Amenities
Kaimakli centre – nearby
Frederick University – approximately 2 km
Nicosia City Centre – approximately 3 km
Old Nicosia / Walled City – approximately 3 km
Schools, supermarkets, pharmacies, shops, cafés, restaurants, and everyday services – conveniently located nearby
Easy access to central Nicosia and the surrounding areas
To discover more fields for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link:
https://gplazarou.com/properties/for_sale/Nicosia?property_type%5Bland%5D%5Bfield%5D=field&town_planning_zone%5Bother%5D=other
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com for further information or to arrange a viewing!

Details

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

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Other**
Height: **7**

Area

Plot Area: **315m²**