

For Sale, Land, Plot, Nicosia, Kaimakli, 549m²

For Sale

Description
For Sale Residential Plot in Kaimakli, Nicosia
G&P Lazarou Estate Agents proudly presents this residential plot for sale in Kaimakli, Nicosia, offering excellent development potential in an established residential area with convenient access to the centre of the capital.
The plot extends to 549 sq.m. and falls entirely within the Kα4 Residential Planning Zone (100%). It benefits from a particularly attractive 120% building density and 50% coverage factor, allowing for the development of up to 3 floors with a maximum permitted height of 13.5 metres.
The generous development coefficients provide considerable flexibility for the future utilisation of the property, making it suitable for the construction of a residential development, subject to the necessary planning permissions and approvals from the relevant authorities.
Located in Kaimakli, the property benefits from an established neighbourhood with convenient access to schools, supermarkets, pharmacies, shops, cafés, restaurants, and other everyday services. Its proximity to central Nicosia further enhances its appeal for both private buyers and developers.
With its 549 sq.m. area, 120% building density, three-floor allowance, and strategic location within Nicosia, this residential plot represents an attractive opportunity for development or long-term investment.
Property Features
Property Type: Residential Plot
Location: Kaimakli, Nicosia
Plot Area: 549 sq.m.
Planning Zone: Kα4 (100%)
Building Density: 120%
Coverage Factor: 50%
Maximum Floors: 3
Maximum Height: 13.5 metres
Excellent Development Potential
Established Residential Area
Suitable for Development or Investment
Nearby Landmarks & Amenities
Kaimakli Centre – nearby
Frederick University – approximately 2 km
Nicosia City Centre – approximately 3 km
University of Cyprus – approximately 4 km
Schools, supermarkets, pharmacies, shops, cafés, restaurants, and everyday services – easily accessible
Convenient access to central Nicosia and surrounding areas
To discover more residential plots for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/plot/
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: **Residential**
Height: **14**

Area

Plot Area: **549m²**