



For Sale, Land, Plot, Nicosia, Kaimakli, 698m²

For Sale : **€ 350,000**

Description

High-Yield Development and Strategic Acquisition

This 698 sqm plot in Kaimakli represents a premier dual-purpose opportunity, offering a rare combination of residential (Kα3) and commercial (Εβ4) zoning. With a high building density of 140% and a 50% coverage factor, the site is perfectly positioned for a high-density, four-storey mixed-use project reaching up to 17 meters in height. In March 2026, Nicosia's urban core is seeing a significant shift toward integrated developments that combine professional office spaces or retail on the ground level with modern apartments above. This specific location benefits from the high rental demand generated by the nearby academic community and the ongoing professionalization of the district. The availability of a clean title deed and the site's versatile zoning provide a secure and high-margin development path, a level of strategic planning we have championed for 3 decades of experience.

Description Residential plot in Kaimakli area. The property falls in zone Kα3 (residential) & Εβ4 (commercial) with 140% building density, 50% coverage, maximum floors 4 and a maximum height of 17 m. Title deed is available. The site's generous dimensions and mixed-use potential provide an efficient foundation for a landmark project in an area defined by cultural revitalization and expanding commercial interest.

Building Density 140%

Cover Factor 50%

Town Planning Zone Residential (Kα3) & Commercial (Εβ4)

Proximity Landmarks Located near Frederick University and the Kaimakli Railway Station Linear Park.

Strategic Location and Community Amenities

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

Plots of land for sale in Nicosia: A significant opportunity to acquire a high-density, mixed-use plot in the heart of the vibrant and evolving Kaimakli district.

Cyprus real estate investment: A high-potential asset for 2026, perfectly positioned to benefit from the full abolition of stamp duty and the removal of the 3% SDC on rental income for maximum net returns.

Government Housing Subsidy: As of March 18, 2026, this plot is eligible for the updated 6th Edition revitalization scheme, offering grants up to €60,000 for families, which can be combined with Energy Ministry support for total incentives up to €100,000.

Frederick University: Situated just 3 minutes away, providing a constant source of demand for high-quality residential and commercial units from students, faculty, and research startups.

Kaimakli Railway Station Linear Park: Reachable in just 4 minutes, offering a unique green corridor for walking, cycling, and leisure right in the heart of the district.

SOPAZ Innovation Zone: Located within a 4-minute drive, placing your development at the edge of Nicosia's primary 2026 hub for technology, research, and high-spec offices.

Famagusta Gate: A short 5-minute drive away, connecting the property to the historical Venetian walls and the vibrant artistic and administrative core of the Old Town.

Eleftheria Square: Positioned only 9 minutes away, ensuring your project is seamlessly integrated into the retail and administrative heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer exceptional building factors and versatile mixed-use zoning, this Kaimakli plot is an unparalleled opportunity. High-density lands in this professional and academic corridor are seeing increased interest and 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: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **698m²**



Gallery

