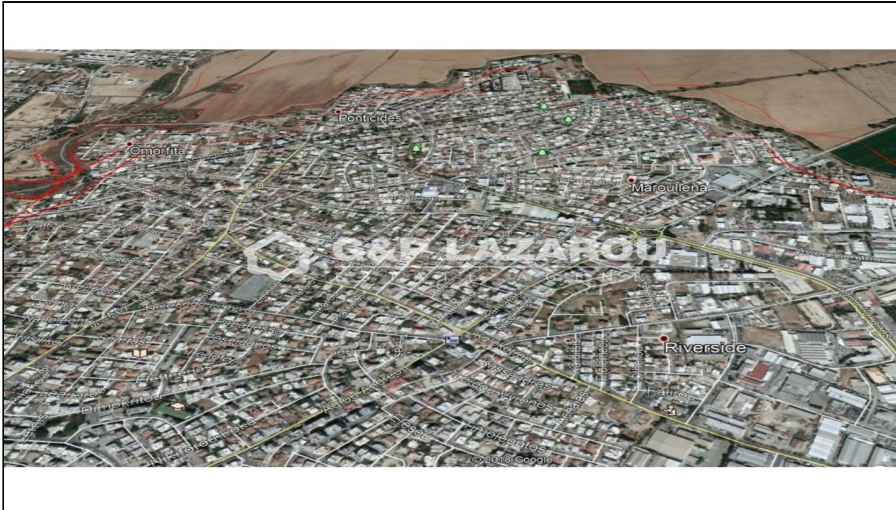




For Sale, Land, Plot, Nicosia, Kaimakli, 491m²

For Sale : **€ 250,000**

Description

Small Development and High-Value Living

This residential plot in Kaimakli represents a strategic opportunity for those looking to invest in Nicosia's most resilient urban neighborhood. Located in very close proximity to the landmark Kaimakli COOP building, the property is positioned within an established residential core that perfectly balances traditional community values with modern urban accessibility. Falling within the Kα4 planning zone with a building density of 120% and a 50% coverage factor, the site is ideally suited for a modern three-storey residential building or a spacious custom family home. In March 2026, Kaimakli has solidified its status as a primary destination for investors and families alike, as the district benefits from a unique blend of heritage charm and substantial state support through revitalization grants, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot located in Kaimakli, very close to Kaimakli COOP Bank, is offered for sale. The plot is ideal for the development of family house or residential building up to three storeys. The property's level topography and central neighborhood position provide an efficient foundation for a bespoke residential project in a community that values both heritage and modern urban accessibility.

Building Density 120%

Cover Factor 50%

Town Planning Zone Residential (Kα4)

Proximity Landmarks Located near the former Kaimakli COOP Bank and Frederick University.

Strategic Location and Community Amenities

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

Plots of land for sale in Nicosia: A significant opportunity to acquire a well-proportioned residential plot in the sought-after and revitalizing Kaimakli district.

Cyprus real estate investment: A high-potential asset perfect for those seeking capital appreciation through the 2026 updated government housing schemes.

Frederick University: Situated just 2 minutes away, ensuring a constant source of demand for high-quality residential units from students and academic staff.

Kaimakli Railway Station Linear Park: Reachable in just 3 minutes, providing a historic green corridor for walking, cycling, and leisure right in the heart of the district.

Famagusta Gate: Located within a 4-minute drive, connecting the property to the historical Venetian walls and the vibrant cultural scene of the Old Town.

SOPAZ Roundabout: A short 3-minute drive away, ensuring rapid logistical access to the city center and the primary highway network.

Eleftheria Square: Positioned only 8 minutes away, ensuring your project is seamlessly integrated into the retail, architectural, and administrative heart of the capital.

If you are looking for G&P Lazarou trusted properties that offer both superior building factors and a prime neighborhood position, this Kaimakli plot is an unparalleled opportunity. Residential lands with such versatile potential in this central academic corridor 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-value 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: **491m²**



Gallery

