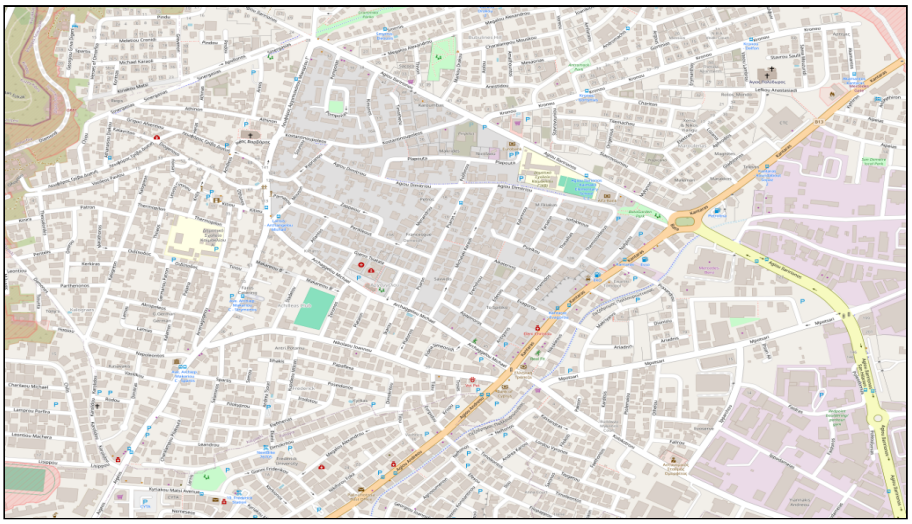


For Sale, Land, Plot, Nicosia, Kaimakli, 906m²

For Sale : **€ 305,000**

Description
For Sale | Corner Residential Plot in Kaimakli, Nicosia – 906 m²
A generously sized corner residential plot of 906 m² is available for sale in Kaimakli, Nicosia, offering substantial development potential within an established residential area of the capital. Its large land area, high building density and corner position make it an attractive option for private buyers, property developers and investors.
The plot benefits from a 140% building density and a 50% coverage factor, allowing for a theoretical buildable floor area of approximately 1,268.4 m², subject to the applicable planning regulations and necessary permits. Its corner position provides additional flexibility in architectural design, building orientation and the arrangement of external spaces.
Located in Kaimakli, the property benefits from the wider area's residential infrastructure, including schools, supermarkets, shops, pharmacies and everyday services, as well as connections to Nicosia city centre and the surrounding neighbourhoods.
An important advantage is that the property is located within an area covered by the government housing subsidy scheme for border areas, offering eligible purchasers the possibility of benefiting from financial assistance, subject to the scheme's applicable terms and eligibility criteria.
Furthermore, the sale is not subject to VAT, representing an additional financial advantage for prospective purchasers.
The combination of its generous dimensions, favourable planning parameters, corner position and potential eligibility for government housing incentives makes this residential plot particularly appealing for the development of a private residence, apartment building or other permitted residential project.
To discover more land 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-land/Nicosia
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: **Plot**
Town Planning Zone: **Residential**
Height: **17**

Area

Plot Area: **906m²**

Further Details

Corner Plot

Gallery

