



For Sale, Land, Plot, Nicosia, Egkomi, 265m²

For Sale : **€ 115,000**

Description

Secure a foothold in one of Nicosia's most serene and sought-after neighborhoods with this residential opportunity in Engomi – the foundation of your future. This property offers the perfect canvas for a custom family home or a strategic long-term investment. Located in the peaceful Makedonitissa area, this plot provides a unique balance of quiet residential living and seamless access to the capital's most vital academic and commercial centers.

Versatile Development and Family Living

This asset is a prime choice for those focusing on family living and long-term investment. With a building density of 90% and a coverage factor of 50%, the land is perfectly suited for building a custom home or a high-value residential project that prioritizes privacy and space. Falling within the Ka6 residential zone, it allows for modern construction across two floors, making it ideal for a contemporary villa or semi-detached residences. With a title deed already available, this property serves as a secure and ready foundation of your future, ensuring a smooth transition for immediate development.

Description: Residential Plot in Engomi area. It falls with the Residential Planning Zone Ka6 with building factor 90% and coverage 50%. Title deed is available. The plot is situated in a well-established neighborhood characterized by high-quality residential builds and a quiet atmosphere.

Building Density: 90% (Focus on High-Value Living and Yield Potential)

Cover Factor: 50%

Town Planning Zone: Ka6 (Residential)

Proximity Landmarks: Located near the Makedonitissa Tomb (Tymvos) and the University of Nicosia.

Strategic Location and Community Amenities

The true value of this property lies in its proximity to essential landmarks and community hubs, making it a standout choice for those seeking land for sale near Makedonitissa Tomb. The area is highly regarded for its family-friendly atmosphere and proximity to the island's leading educational institutions.

Plots of land for sale in Engomi: A significant opportunity to invest in one of Nicosia's most prestigious and stable districts.

Cyprus real estate investment: A top-tier residential asset perfect for those seeking capital appreciation and quality of life.

Makedonitissa Tomb: Situated just 2 minutes away, offering a peaceful and culturally significant neighborhood setting.

University of Nicosia: Located within a 4-minute drive, making it a prime spot for academic professionals and families.

Mall of Engomi: Reachable in 5 minutes, providing immediate access to premium retail, supermarkets, and dining.

Pascal English School: Positioned only 6 minutes away, offering excellent educational options for growing families.

Nicosia City Center: A short 12-minute drive ensures a seamless connection to the capital's central business and social heart.

If you are looking for G&P Lazarou trusted properties that offer a blend of prestige and practicality, this Engomi plot is a remarkable acquisition. Residential land with these specifications in such a central location is highly coveted and represents a solid choice for your next investment.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discover how this site can meet your development aspirations. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for 3 decades of experience, dedicated to securing the ground for your success.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **265m²**



Gallery

