



For Sale, Land, Plot, Nicosia, Egkomi, 554m²

For Sale : € 290,000

Description

Build the foundation of your future with this exceptional residential corner plot located in the heart of Engomi. This property is where your vision takes shape, offering a serene and high-value environment for those who prioritize privacy, space, and a refined quality of life. Being a corner plot, it provides enhanced architectural flexibility and natural light, making it a unique opportunity to create a private sanctuary in one of Nicosia's most modern and sought-after residential enclaves.

Small Development and High-Value Living

Falling within the Kα6 residential zone, this asset is a prime choice for those looking to balance high-value living with excellent yield potential. With a building density of 90% and a coverage factor of 50%, the land offers significant versatility for the creation of one or two bespoke luxury houses or a high-end small development. These specifications allow for a robust architectural design of up to 2 floors and 10 metres in height, maximizing floor space while maintaining the privacy and elegance required in such a prestigious district. The strategic location in an established municipality ensures that your project remains a centerpiece of the community and a solid asset for 3 decades of experience.

Description: Corner residential plot in Engomi. It falls within the Residential Planning Zone Kα6 with a building density coefficient of 90% and a coverage coefficient of 50% over 2 floors and 10 metres height. The land is situated in a high-demand residential pocket, surrounded by modern villas and offering a peaceful living environment within a well-established community.

Building Density: 90%

Cover Factor: 50%

Town Planning Zone: Kα6 (Residential)

Proximity Landmarks: Located near the Apollonion Private Hospital and the Makario Stadium.

Strategic Location and Community Amenities

The true value of this property is rooted in its strategic location, bridging the gap between quiet residential life and essential urban services. This ensures that your project remains highly accessible, providing a competitive edge for future resale or long-term residency.

Plots of land for sale in Engomi: A significant opportunity to secure a high-density residential corner plot in a premium district.

Cyprus real estate investment: A top-tier asset perfect for those seeking capital appreciation and a high-quality lifestyle.

Land for sale near Apollonion Private Hospital: Situated just 2 minutes away from this premier medical facility and health hub.

Makario Stadium: Reachable in just 3 minutes, providing excellent access to sporting facilities and community events.

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

Mall of Engomi: Positioned only 5 minutes away, offering immediate access to high-end retail, cafes, and supermarkets.

Nicosia City Center: A short 10-minute drive ensures your home stays connected to the capital's central business heart.

If you are looking for G&P Lazarou trusted properties that provide both prestige and the perfect setting for a custom project, this Engomi corner site is a remarkable opportunity. Residential plots with this specific density and corner positioning move quickly once on the market.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discover how this property can serve as the foundation of your future. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for 3 decades of experience, committed to helping you find the perfect ground for your success.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **554m²**





Gallery

