



## For Sale, Land, Plot, Nicosia, Egkomi, 586m<sup>2</sup>

For Sale : € 500,000

### Description

Build the foundation of your future with this premier commercial development opportunity located in the heart of Engkomi. This asset represents a strategic acquisition for those looking to maximize floor area and capitalize on the high demand for modern business premises in one of Nicosia's most vibrant commercial districts. The property offers the perfect starting point for a professional complex or mixed-use project designed to meet the needs of the capital's growing business sector.

### High-Yield Development and Strategic Acquisition

Falling within the EB3 commercial zone, this property is a premium choice for high-yield development and strategic investment. With a substantial building density coefficient of 160% and a coverage factor of 50%, the land offers exceptional potential for the construction of multi-storey commercial projects or modern office buildings. These high-density specifications are ideal for maximizing return on investment and creating contemporary workspace environments that cater to the professional, retail, and corporate sectors of the surrounding area. Although there is currently a house on the plot, it bears no economic value, allowing for a fresh architectural design that utilizes the full potential of the land. Securing a plot with such favorable building factors in a central municipality ensures that your development remains a high-value asset for 3 decades of experience.

Description: Commercial plot in Engkomi area. It falls within the Commercial Planning Zone EB3 with building factor 160% and coverage coefficient 50%. There is also a house with no economic value. Title deed is available. The asset is situated in a high-demand commercial pocket, surrounded by professional offices and retail establishments, providing high visibility and immediate proximity to the city center and major institutions.

Building Density: 160%

Cover Factor: 50%

Town Planning Zone: EB3 (Commercial)

Proximity Landmarks: Located near the University of Nicosia and the Kykkos B' Lyceum.

### Strategic Location and Community Amenities

The true value of this property is rooted in its strategic location, bridging the gap between essential urban services and the city's commercial pulse. This ensures that your project remains highly accessible, providing a competitive edge for future rental yield or resale potential.

Commercial plots for sale in Engkomi: A significant opportunity to secure a high-density development site in a premium business district.

Cyprus real estate investment: A top-tier asset perfect for those seeking high ROI and strategic commercial development potential.

University of Nicosia: Situated just 2 minutes away, ensuring high interest from the professional and academic sectors.

Kykkos B' Lyceum: Reachable in just 1 minute, highlighting the central and well-connected nature of the immediate neighborhood.

Mall of Engkomi: Located within a 4-minute drive, offering immediate access to major retail, cafes, and supermarkets.

Metochi Kykkou: Positioned only 3 minutes away, providing a peaceful and iconic landmark within the urban environment.

Nicosia City Center: A short 5-minute drive ensures your development stays perfectly connected to the capital's commercial and financial heart.

If you are looking for G&P Lazarou trusted properties that provide both prestige and the perfect setting for a high-yield project, this Engkomi commercial site is a remarkable opportunity. Commercial plots with 160% density in such a coveted location 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](#)



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### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

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### Area

Plot Area: **586m<sup>2</sup>**



## Gallery

