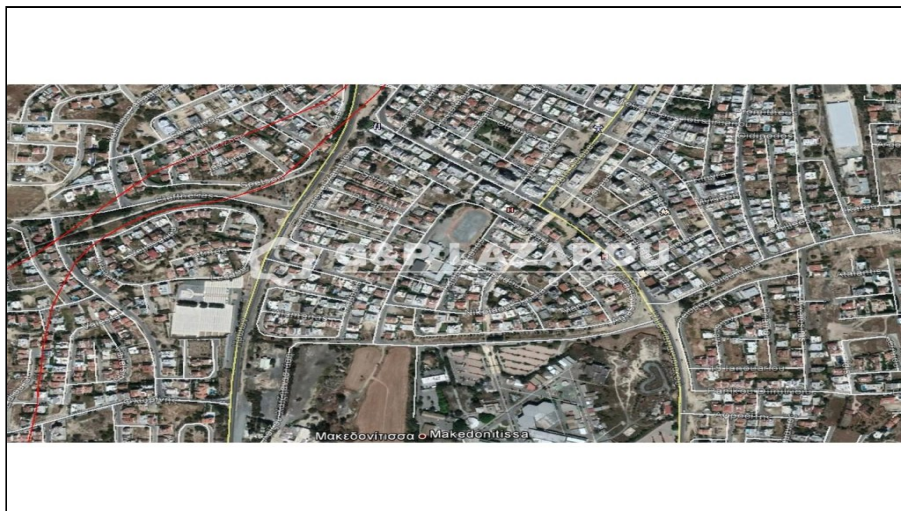




For Sale, Land, Plot, Nicosia, Egkomi, 280m²

For Sale : **€ 175,000**

Description

Maximize your investment potential with this high-density residential plot in the heart of Engomi – the foundation of your future success in Nicosia’s most prestigious district. This property is where your vision takes shape, offering a substantial foundation for your future high-yield development or strategic acquisition. Whether you are looking to establish a state-of-the-art apartment complex or a grand private residence, this site provides the versatility and scale required to build a lasting legacy in a premier urban setting.

High-Yield Development and Strategic Acquisition

Falling within the Kα5 residential zone, this asset is a prime choice for developers and investors focused on high-yield development and strategic acquisition. With a robust building density of 100% and a 50% cover factor, the plot offers significant potential for a 3-storey apartment building, maximizing your return on investment. The structural flexibility of the Kα5 zone allows for efficient architectural designs that cater to the high demand for luxury housing in Engomi. With a title deed already available and the added benefit of being exempt from VAT, this property represents a secure and profitable opportunity for those seeking a high ROI for developers.

Description: Residential plot in Engomi. Ideal for a family home or a 3-storey building. Title deed is available. NO VAT. The plot is situated in a well-established and elite neighborhood, characterized by its central location and proximity to the city’s diplomatic and academic hubs.

Building Density: 100% (High-Yield Development and Strategic Acquisition focus)

Cover Factor: 50%

Town Planning Zone: Residential (Kα5)

Proximity Landmarks: Located near the Metochi Kykkou and the American Embassy.

Unrivalled Connectivity and Urban Lifestyle

The success of any development project is built upon its location. This plot is situated in a key pocket that bridges the gap between Nicosia’s historical elegance and modern city life. This ensures that your project remains highly accessible to residents and professionals, providing a competitive edge in the local market.

Plots of land for sale in Engomi: A rare opportunity to secure a high-density plot with no VAT in a premium Nicosia suburb.

Cyprus real estate investment: A top-tier asset perfect for investors seeking high-yield projects and long-term capital appreciation.

Land for sale near Metochi Kykkou: Situated just 2 minutes away from this historic and green landmark, offering a prestigious neighborhood setting.

American Embassy: Reachable in just 3 minutes, highlighting the area’s security, prestige, and high demand for quality housing.

University of Nicosia: Located within a 4-minute drive, ensuring a steady interest from academic professionals and students.

Nicosia City Center: A short 6-minute drive provides a seamless connection to the capital’s central business and social heart.

If you are looking for G&P Lazarou trusted properties that provide both scale and strategic value, this high-density site in Engomi is a remarkable opportunity. Plots with this specific zoning and VAT-exempt status are highly coveted and move quickly once on the market.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discover how this property can support the expansion of your professional portfolio. 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: **280m²**



Gallery

