



For Sale, Land, Plot, Nicosia, Egkomi, 1,659m²

For Sale : **€ 3,000,000**

Description

Build the foundation of your future with this premier commercial development opportunity consisting of a generous plot in the heart of Engomi. 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 and retail sectors.

High-Yield Development and Strategic Acquisition

Falling within the Eß2 commercial zone, this property is a premium choice for high-yield development and strategic investment. With a massive building density coefficient of 180% and a coverage factor of 50%, the land offers exceptional potential for the construction of a multi-storey project. These high-density specifications allow for a landmark building of up to 8 floors and a maximum height of 31 metres, making it ideal for maximizing return on investment and creating contemporary workspace environments that cater to the professional and corporate sectors of the surrounding area. Securing a plot with such superior development factors in a central municipality ensures that your project remains a high-value asset for 3 decades of experience.

Description: Commercial plot in Engomi. The property falls into commercial planning zone Eß2 with 180% building density, 50% coverage, 8 floors and a maximum height of 31m. Title deed is available. The asset is situated in a high-demand commercial pocket, surrounded by professional offices and essential services, providing high visibility and immediate proximity to major institutions and transportation links.

Building Density: 180%

Cover Factor: 50%

Town Planning Zone: Eß2

Proximity Landmarks: Located near the Engomi High School and the Ministry of Energy, Commerce and Industry.

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 Engomi: A significant opportunity to secure a high-rise 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.

Engomi High School: Situated just 1 minute away, ensuring a constant flow of traffic and a recognizable landmark for the location.

Ministry of Energy, Commerce and Industry: Reachable in just 2 minutes, highlighting the strategic and central nature of the immediate neighborhood.

The Landmark Nicosia: Located within a 3-minute drive, placing your project near the capital's professional and hospitality hub.

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

Nicosia City Center: A short 5-minute drive ensures your development stays perfectly connected to the capital's financial and administrative 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 Engomi commercial site is a remarkable opportunity. Commercial plots with 180% 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](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Area

Plot Area: **1,659m²**



Gallery

