



For Sale, Land, Plot, Nicosia, Egkomi, 587m²

For Sale : € 299,000

Description

Build the foundation of your future with this privileged residential plot located in the heart of Engomi, situated within a prestigious neighborhood of luxury and modern detached houses. 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. With its large frontage and immediate proximity to the University of Nicosia, this site provides a unique opportunity to create a private sanctuary or a modern development in Nicosia's most vibrant academic and residential hub.

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 a bespoke luxury residence or a high-end small building with flats. These specifications allow for a robust architectural design that maximizes floor space while maintaining the privacy and elegance required in such a prestigious district. The availability of a title deed and its position in a high-demand area ensure that your investment remains a secure and solid asset for 3 decades of experience.

Description: Privileged residential plot located in Engomi near the University of Nicosia, in a neighbourhood surrounded by luxury and modern detached houses. The plot has a large frontage and is suitable for the development of a luxury house or even a small building with flats. Title deeds available. 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: Residential (Kα6)

Proximity Landmarks: Located near the University of Nicosia and the Hilton Nicosia.

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 plot in a premium district.
Cyprus real estate investment: A top-tier asset perfect for those seeking capital appreciation and a high-quality lifestyle.
University of Nicosia: Situated just 1 minute away, making it an ideal location for academic professionals and high-end student living.
Hilton Nicosia: Reachable in just 2 minutes, offering immediate access to luxury dining, gym facilities, and business services.
Mall of Engomi: Located within a 4-minute drive, providing a wide range of premium retail, supermarkets, and cafes.
Makedonitissa Tomb: Positioned only 5 minutes away, offering access to historical landmarks and tranquil green spaces.
Nicosia City Center: A short 8-minute drive ensures your home stays perfectly 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 site is a remarkable opportunity. Residential plots with this specific density and strategic proximity 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: **587m²**



Gallery

