

For Sale, Land, Plot, Nicosia, Egkomi, 8,000m²

For Sale : **€ 6,900,000**

Description
Build the foundation of your future with this exceptional development opportunity located in a prime special-use sector of Engomi. This property is where your vision takes shape, offering a high-yield environment for those who prioritize versatile development potential and a strategic urban presence. Positioned between two roads near one of the city's most significant junctions, this site provides the perfect starting point for a landmark project designed to meet the sophisticated needs of Nicosia’s commercial and professional sectors.

High-Yield Development and Strategic Acquisition

Falling within the specialized ΕΠ2 planning zone, this asset is a prime 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 buildings suitable for a wide range of high-value uses. These specifications are ideal for maximizing return on investment through the development of professional offices, specialized commercial facilities, or high-density residential modules. Securing a plot with such favorable building factors in a central, well-organized municipality ensures that your development remains a high-value asset for 3 decades of experience.

Description: A special-use plot in Engomi located between two roads, close to the junction of Grivas Digenis Avenue and Nea Engomis Street. Suitable for a mixed-use industrial, commercial, or residential development. The asset is situated in a high-demand pocket with dual road frontage, providing high visibility and immediate proximity to major transportation links and essential city services.
Building Density: 160%
Cover Factor: 50%
Town Planning Zone: ΕΠ2
Proximity Landmarks: Located near the University of Nicosia and the Alpha Mega Engomi.

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.

Plots of land for sale in Engomi: A significant opportunity to secure a high-density development site in a premium mixed-use 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 traffic and relevance for professional or student-related services.
Alpha Mega Engomi: Reachable in just 1 minute, highlighting the central and convenient nature of the immediate neighborhood.
Mall of Engomi: Located within a 3-minute drive, offering immediate access to major retail, cafes, and supermarkets.
European University Cyprus: Positioned only 4 minutes away, reinforcing the property's value within the city's educational core.
Nicosia City Center: A short 6-minute drive ensures your development stays perfectly connected to the capital’s 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 Engomi site is a remarkable opportunity. Plots with 160% density in the ΕΠ2 zone 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: **Sold**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Other**

Area

Plot Area: **8,000m²**

Gallery

