



## For Sale, Land, Plot, Nicosia, Egkomi, 2,193m<sup>2</sup>

For Sale : **€ 1,700,000**

### Description

Build the foundation of your future with this exceptional industrial and commercial development opportunity located in the well-organized industrial sector of Engomi. This property is where your vision takes shape, offering a high-yield environment for those who prioritize versatile economic activities and strategic urban positioning. Situated in a Special Zone that supports a diverse range of business uses, this site provides the perfect starting point for a landmark project designed to combine high-performance industrial capabilities with modern commercial standards in Nicosia's most active business corridor.

### High-Yield Development and Strategic Acquisition

Falling within the specialized ΕΠ2 planning zone (Category B), 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 specialized economic activities, professional offices, or high-tech research centers. These specifications are ideal for maximizing return on investment and creating contemporary workspace environments that cater to the evolving needs of the surrounding corporate sector. The presence of existing buildings and a ready title deed ensures that your acquisition remains a secure and solid asset for 3 decades of experience.

Description: Plot in the industrial area of Engkomi. It falls within Special Zone ΕΠ2 (Category B - Economic Activities). There are existing buildings on the property. Title deed available. The asset is situated in a high-demand commercial and industrial pocket, providing high visibility and immediate proximity to major transportation links and institutional centers.

Building Density: 160%

Cover Factor: 50%

Town Planning Zone: ΕΠ2

Proximity Landmarks: Located near the University of Nicosia Medical School and the State Fair Grounds.

### Strategic Location and Community Amenities

The true value of this property is rooted in its strategic location, bridging the gap between essential industrial 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 industrial district.

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

University of Nicosia Medical School: Situated just 2 minutes away, ensuring high traffic and relevance for professional or educational services.

State Fair Grounds: Reachable in just 3 minutes, highlighting the prominent and well-connected nature of the immediate neighborhood.

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

Makario Stadium: Positioned only 5 minutes away, providing excellent visibility and access to major infrastructure and events.

Nicosia City Center: A short 8-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 are highly sought after 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 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: **Industrial**

### Area

Plot Area: **2,193m<sup>2</sup>**



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## Gallery

