



## For Sale, Land, Plot, Nicosia, Egkomi, 582m<sup>2</sup>

For Sale : **€ 700,000**

### Description

Build the foundation of your future with this premier commercial development opportunity located 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 Eß4 commercial zone, this property is a premium choice for high-yield development and strategic investment. With a substantial building density coefficient of 140% and a coverage factor of 50%, the land offers exceptional potential for the construction of a multi-storey project of up to 4 floors and 17 metres in height. These high-density specifications are 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 favorable building factors in a central municipality ensures that your development remains a high-value asset for 3 decades of experience.

Description: Commercial plot in Engomi. The property falls within the commercial zone Eß4 with a maximum building density coefficient of 140% and coverage coefficient of 50%, 4 floors and 17 meters height. 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: 140%

Cover Factor: 50%

Town Planning Zone: Eß4 (Commercial)

Proximity Landmarks: Located near the Apollonion Private Hospital and the Makario Stadium.

### 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-density 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.

Apollonion Private Hospital: Situated just 3 minutes away, ensuring high traffic and relevance for medical or professional consulting offices.

Makario Stadium: Reachable in just 4 minutes, providing excellent visibility and access to major infrastructure and public events.

University of Nicosia: Located within a 5-minute drive, making it a prime location for services catering to the academic and student population.

Mall of Engomi: Positioned only 6 minutes away, offering immediate access to major retail, cafes, and supermarkets.

Nicosia City Center: A short 10-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 commercial site is a remarkable opportunity. Commercial plots with 140% 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](#)



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### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

### Area

Plot Area: **582m<sup>2</sup>**

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## Gallery

