

For Sale, Land, Plot, Nicosia, Egkomi, 502m²

For Sale : **€ 529,000**

Description
Build the foundation of your future with this premier commercial and residential development opportunity located in a central, high-visibility area of Egkomi. This asset represents a strategic acquisition for those looking to maximize floor area and capitalize on the high demand for modern mixed-use buildings in one of Nicosia's most vibrant districts. The property offers the perfect starting point for a professional complex designed to combine luxury apartments with ground-floor retail or high-end offices, meeting the needs of the capital's growing urban and business population.
High-Yield Development and Strategic Acquisition
Falling within the Eβ4 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 multi-storey projects that optimize space and visibility. These high-density specifications are ideal for maximizing return on investment and creating contemporary spaces that cater to the retail, residential, 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: Plot for sale in Egkomi. It falls within the Eβ4 Planning Zone with 140% building density and 50% coverage. Suitable for apartments and ground floor shops. The asset is situated in a high-demand commercial and residential pocket, providing high visibility and immediate proximity to the city center and major institutions.
Building Density: 140%
Cover Factor: 50%
Town Planning Zone: Eβ4 (Commercial)
Proximity Landmarks: Located near the University of Nicosia and the Embassy of Russia.
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 development potential.
University of Nicosia: Situated just 2 minutes away, ensuring high interest from the professional and academic sectors.
Embassy of Russia: Reachable in just 3 minutes, highlighting the secure and prestigious 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 access to sporting and community event facilities.
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 Egkomi site is a remarkable opportunity. Commercial plots with 140% density in such a coveted location move quickly once on the market.
To discover more land for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link:https://gplazarou.com/properties/for_sale/nicosia?property_type%5Bland%5D%5Bplot%5D=plot
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** | Height: **17**

Area

Plot Area: **502m²**

Gallery

