

For Sale, Land, Plot, Nicosia, Egkomi, 4,435m²

For Sale : **€ 3,500,000**

Description
Build the foundation of your future with this high-yield development opportunity in a premier commercial pocket of Engomi. This asset represents a strategic acquisition for those looking to capitalize on Nicosia's thriving educational and business sectors. Whether your vision involves modern student housing or a specialized commercial complex, this expansive land share provides the perfect starting point for a project designed to meet the capital's growing infrastructure needs.

High-Yield Development and Strategic Acquisition

Falling within the specialized ΕΠ2 planning zone, this property is a premium choice for high-yield development and strategic investment. With a substantial building density coefficient of 120% and a coverage factor of 50%, the land offers exceptional potential for multi-storey projects reaching up to 3 floors. Notably, the zoning provides a specialized density incentive of 140% specifically for student housing developments, making it an ideal acquisition for those seeking to maximize floor area and ROI near major academic institutions. These specifications are designed for creating contemporary workspace environments or high-density residential modules that cater to the professional and student populations of the area. Securing a development site of this scale in a central municipality ensures that your project remains a high-value asset for 3 decades of experience.

Description: Share of development land in Egkomi, Nicosia. Part of a larger 8,102 m² field, with this asset corresponding to the northern 4,435 m² section. Located in a commercial area suitable for commercial or student housing development. The property benefits from its position in a high-demand commercial pocket, providing high visibility and immediate proximity to major transportation links and institutional centers.
Building Density: 120% (140% for student housing)
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 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 large-scale 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 or academic development.
University of Nicosia Medical School: Situated just 2 minutes away, ensuring high traffic and a constant demand for specialized student housing.
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 public 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 development site is a remarkable opportunity. Large land shares with 140% density incentives for student housing 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: **Commercial**

Area

Plot Area: **4,435m²**

Gallery

