

For Sale, Land, Plot, Nicosia, Egkomi, 920m²

For Sale : **€ 740,000**

Description
Build the foundation of your future with this premier commercial development opportunity consisting of a generous 920 sqm plot 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 Eβ3 commercial zone, this property is a premium 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 a multi-storey project. These high-density specifications allow for a building of up to 6 floors and 24 metres in height, making it 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 for Sale in Engomi, Nicosia – 920 sqm. Located in a desirable area with mixed residential and commercial surroundings. Zone Eβ3 with strong development potential. The asset is situated in a high-demand commercial pocket with a road frontage of approximately 20m, providing high visibility and immediate proximity to major institutional landmarks and transportation links.
Building Density: 160%
Cover Factor: 50%
Town Planning Zone: Eβ3 (Commercial)
Proximity Landmarks: Located near the Agios Dometios Police Station and the Department of Road Transport.

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.
Agios Dometios Police Station: Situated just 1 minute away, providing a sense of security and a recognizable landmark for the location.
Department of Road Transport: Reachable in just 3 minutes, highlighting the central and accessible nature of the immediate area.
University of Nicosia: Located within a 4-minute drive, ensuring high interest from the professional and academic sectors.
Mall of Engomi: Positioned only 5 minutes away, offering immediate access to major retail, cafes, and supermarkets.
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 commercial site is a remarkable opportunity. Commercial plots with 160% 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

Main Features

Property Subtype: **Plot** Town Planning Zone: **Commercial** Height: **24**

Area

Plot Area: **920m²**

Gallery



