



For Sale, Land, Plot, Nicosia, Egkomi, 535m²

For Sale : € 350,000

Description

Build the foundation of your future with this exceptional residential plot of 535 sqm, nestled in one of the most sought-after neighborhoods of Egkomi. This property is where your vision takes shape, offering a serene and high-value environment for those who prioritize privacy, space, and a refined quality of life. Surrounded by modern residences and green spaces, this plot provides a unique opportunity to create a private sanctuary or a contemporary family home in an area known for its excellent infrastructure and high demand.

Small Development and High-Value Living

Falling within the Kα6 residential zone, this asset is a prime choice for those looking to balance high-value living with excellent yield potential. With a building density of 90% and a coverage factor of 50%, the land offers significant versatility for the creation of a bespoke luxury residence or a high-end small development. These specifications allow for a robust architectural design that maximizes floor space while maintaining the privacy and elegance required in such a prestigious district. The strategic location in a thriving area ensures that your investment remains a secure and solid asset for 3 decades of experience.

Description: Nestled in one of Nicosia's most sought-after neighborhoods, this 535 sqm residential plot in Egkomi (KA6 zone) presents a unique opportunity to build the home of your dreams or make a smart investment in a thriving area. Surrounded by modern residences, green spaces, and essential amenities, this plot offers the perfect blend of tranquility and convenience. Whether you envision a stylish contemporary home, a charming family residence, or an investment property, the possibilities here are endless. With easy access to schools, universities, shopping centers, and vibrant dining spots, Egkomi is known for its excellent infrastructure and high demand, making this a prime location for comfortable living and long-term value.

Building Density: 90%

Cover Factor: 50%

Town Planning Zone: Residential (Kα6)

Proximity Landmarks: Located near the University of Nicosia and the Hilton Nicosia.

Strategic Location and Community Amenities

The true value of this property is rooted in its strategic location, bridging the gap between quiet residential life and essential urban services. This ensures that your project remains highly accessible, providing a competitive edge for future resale or long-term residency.

Plots of land for sale in Engomi: A significant opportunity to secure a high-density residential plot in a premium district.
Cyprus real estate investment: A top-tier asset perfect for those seeking capital appreciation and a high-quality lifestyle.
University of Nicosia: Situated just 2 minutes away, making it an ideal location for academic professionals and families.
Hilton Nicosia: Reachable in just 3 minutes, offering immediate access to luxury dining, business facilities, and wellness centers.
Mall of Engomi: Located within a 4-minute drive, providing a wide range of premium retail, supermarkets, and dining options.
Makedonitissa Tomb: Positioned only 5 minutes away, offering access to historical landmarks and tranquil green spaces.
Nicosia City Center: A short 8-minute drive ensures your home stays perfectly connected to the capital's central business heart.

If you are looking for G&P Lazarou trusted properties that provide both prestige and the perfect setting for a custom project, this Egkomi site is a remarkable opportunity. Residential plots with this specific 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: **Residential**

Height: **10**

Area

Plot Area: **535m²**

Further Details

Corner Plot



Gallery

