



For Sale, Land, Plot, Nicosia, Egkomi, 1,041m²

For Sale : € 800,000

Description

Build the foundation of your future with this high-potential building plot located in the most strategic sector of Engomi. This property is where your vision takes shape, offering a high-yield environment for those who prioritize efficiency, space, and a high-value urban lifestyle. Positioned in a prime development pocket, this site provides a unique opportunity to create a high-density apartment complex or modern student accommodations in a neighborhood characterized by its proximity to Nicosia's major academic and commercial hubs.

High-Yield Development and Strategic Acquisition

Falling within a specialized residential sector of the Ka6 zone with an enhanced building density of 120% and a coverage factor of 50%, this asset is a prime choice for high-yield development and strategic investment. The generous density coefficient offers exceptional potential for the construction of multi-storey apartment buildings, making it an ideal acquisition for developers looking to maximize floor area and ROI. These specifications allow for a robust architectural design that caters to the high demand for residential units and high-end student housing in the area. Securing a plot with such favorable development factors ensures that your project remains a secure and solid asset for 3 decades of experience.

Description: Building plot in Engomi, close to amenities and services, suitable for residential developments, luxury apartments, or student accommodations. It falls within the Ka6 Residential Planning Zone. The land is situated in a high-demand residential pocket, surrounded by modern residences and institutional buildings, offering a vibrant urban living environment within a well-established community.

Building Density: 120%

Cover Factor: 50%

Town Planning Zone: Ka6 (Residential)

Proximity Landmarks: Located near the European University Cyprus and the Metochi Kykkou.

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 rental yield or resale potential.

Plots of land for sale in Engomi: A significant opportunity to secure a high-density building plot in a premium developmental district.

Cyprus real estate investment: A top-tier asset perfect for those seeking high-yield residential development and strategic ROI.

European University Cyprus: Situated just 2 minutes away, making it a premier location for student accommodations and professional housing.

Metochi Kykkou: Reachable in just 1 minute, highlighting the iconic and well-connected nature of the immediate neighborhood.

Mall of Engomi: Located within a 4-minute drive, providing immediate access to major retail, cafes, and supermarkets.

University of Nicosia: Positioned only 5 minutes away, ensuring your property is part of the city's most vibrant academic corridor.

Nicosia City Center: A short 5-minute drive ensures your development 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 high-yield project, this Engomi site is a remarkable opportunity. Residential plots with 120% 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: **14**

Area

Plot Area: **1,041m²**



Gallery

