

For Sale, Land, Plot, Nicosia, Egkomi, 265m²

For Sale : **€ 230,000**

Description
Build the foundation of your future with this high-yield 1/2 share of a commercial plot in the heart of Engomi – a strategic acquisition designed for maximum ROI. This property is where your vision takes shape, offering a substantial foundation for your future commercial or mixed-use development. With its high building density and prime urban position, this asset provides the scale and visibility required to develop a landmark project in one of Nicosia's most active business corridors.

High-Yield Development and Strategic Acquisition

Falling within the Eβ3 commercial planning zone, this asset is a prime choice for developers and investors focused on high-yield development and strategic acquisition. With an impressive building density of 160% and a 50% cover factor, the plot offers significant potential for a multi-storey commercial building or a high-end mixed-use complex. These specifications allow for efficient architectural designs that maximize floor area across multiple levels, catering to the strong demand for office and retail space in Nicosia. This 1/2 share, corresponding to the eastern portion of approximately 254 sqm, represents a secure and profitable opportunity for those seeking a high ROI for developers in a prestigious and accessible location.

Description: 1/2 share of a plot for sale in Engomi, Nicosia. The share corresponds to the eastern portion of the plot (approx. 254 sqm). Located in a mixed residential/commercial area with excellent access to Nicosia city centre. Suitable for commercial or mixed-use development. The site benefits from a strategic position within a well-developed urban fabric, ensuring visibility and high traffic flow.
Building Density: 160% (High-Yield Development and Strategic Acquisition focus)
Cover Factor: 50%
Town Planning Zone: Commercial — Zone Eβ3
Proximity Landmarks: Located near the Agios Dometios Police Station and the Kolokassides Roundabout.

Strategic Location and Urban Connectivity

The success of any commercial project is built upon its location. This plot is situated in a key pocket that bridges the gap between Nicosia's central business district and the vibrant municipality of Engomi. This ensures that your project remains highly accessible to clients and professionals, providing a competitive edge in the capital's commercial market.

Plots of land for sale in Engomi: A rare opportunity to secure a high-density commercial share in a premium Nicosia corridor.
Cyprus real estate investment: A top-tier asset perfect for investors seeking high-yield commercial projects and steady capital growth.
Land for sale near Agios Dometios Police Station: Situated just 2 minutes away from this central local landmark and essential services.
Kolokassides Roundabout: Reachable in just 3 minutes, providing immediate connectivity to major arterial roads and the city center.
University of Nicosia: Located within a 5-minute drive, ensuring high footfall and commercial interest from the academic community.
Nicosia City Center: A short 6-minute drive provides a seamless connection to the capital's central business and administrative heart.

If you are looking for G&P Lazarou trusted properties that provide both scale and strategic value, this high-density commercial site in Engomi is a remarkable opportunity. Commercial assets with this specific zoning and central proximity are highly coveted and move quickly once on the market.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discover how this property can support the expansion of your professional portfolio. 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: **265m²**

Gallery

