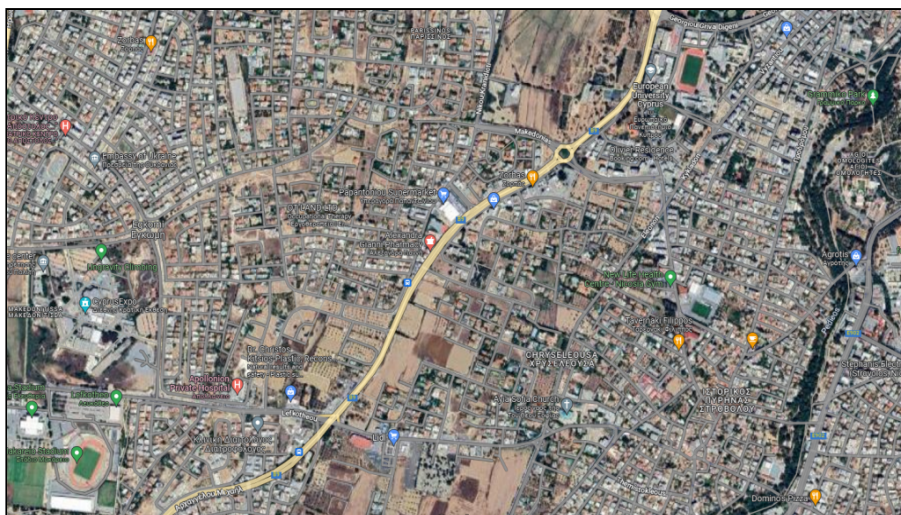




## For Sale, Land, Plot, Nicosia, Egkomi, 265m<sup>2</sup>

REG.NO: 0/8328, ID 42183, ARCHANGELOU  
MICHAEL 52, EGKOMI

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 Eß3 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 Eß3

**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](#)



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### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Height: **24**

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### Area

Plot Area: **265m<sup>2</sup>**



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## Gallery

