



For Sale, Land, Plot, Nicosia, Egkomi, 2,533m²

For Sale : **€ 3,900,000**

Description

Build the foundation of your future with this premier commercial development opportunity situated in the business heart of Engomi. This asset represents a strategic acquisition for those looking to maximize floor area and capitalize on the intense demand for modern office space and urban residences in one of Nicosia's most vibrant commercial districts. The property offers the perfect starting point for a professional mixed-use project designed to meet the sophisticated needs of the capital's corporate and retail sectors.

High-Yield Development and Strategic Acquisition

Falling within the Eß4 commercial zone, this property is a premium choice for high-yield development and strategic investment. With a substantial building density coefficient of 140% 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 landmark building of up to 4 floors and a maximum height of 17 metres, 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 in the business heart of Engomi. Ideal for a mixed-use building. The asset is situated in a high-demand commercial pocket, providing high visibility and immediate proximity to major institutional landmarks and transportation links.

Building Density: 140%

Cover Factor: 50%

Town Planning Zone: Eß4

Proximity Landmarks: Located near the University of Nicosia and the Mall of Engomi.

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 premier business district.

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

University of Nicosia: Situated just 2 minutes away, ensuring high traffic and a constant demand for professional and commercial services.

Mall of Engomi: Reachable in just 2 minutes, offering immediate access to major retail, cafes, and supermarkets.

Makario Stadium: Located within a 4-minute drive, providing easy access to major sporting and community infrastructure.

Nicosia City Center: Positioned only 7 minutes away, ensuring your development stays perfectly connected to the capital's financial heart.

Apollonion Private Hospital: A short 5-minute drive provides immediate access to world-class medical facilities.

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 140% 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: **17**

Area

Plot Area: **2,533m²**



Gallery

