

For Sale, Land, Plot, Nicosia, Egkomi, 549m²

For Sale : **€ 425,000**

Description
Build the foundation of your future with this exceptional residential plot located in a prime position between the Hilton Park and Parissinos area of Engomi. 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. Positioned in one of Nicosia's most elite residential corridors, this site provides a unique opportunity to create a private sanctuary in a neighborhood characterized by prestige and tranquility.

Small Development and High-Value Living

Falling within the Κα6 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 presence of a title deed and the absence of VAT make this a strategic acquisition and a secure, solid asset for 3 decades of experience.

Description: Residential plot in Engomi, between Hilton Park and Parissinos area. Title deed. NO VAT. The land is situated in a high-demand residential pocket, surrounded by modern villas and offering a peaceful living environment within a well-established community.
Building Density: 90%
Cover Factor: 50%
Town Planning Zone: Κα6 (Residential)
Proximity Landmarks: Located near the Hilton Nicosia and the Italian Embassy.

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.
Hilton Nicosia: Situated just 1 minute away, providing immediate access to luxury dining, business facilities, and wellness centers.
Italian Embassy: Reachable in just 2 minutes, highlighting the prestigious and secure nature of the immediate neighborhood.
European University Cyprus: Located within a 3-minute drive, making it an ideal location for academic professionals and families.
Mall of Engomi: Positioned only 5 minutes away, offering immediate access to high-end retail, cafes, and supermarkets.
Nicosia City Center: A short 6-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 Engomi site is a remarkable opportunity. Residential plots with this specific density and VAT-exempt status 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: **549m²**

Further Details

Water, Electricity

Gallery

