

For Sale, Land, Plot, Nicosia, Egkomi, Parissinos, 536m²

For Sale : **€ 340,000**

Description
Build the foundation of your future with this excellent under-division building plot located in the most sought-after area of Engomi, in Parissinos. 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. Perfectly positioned just steps away from the capital's most prestigious hospitality and academic hubs, this site provides a unique opportunity to create a private sanctuary in Nicosia’s most elite residential enclave.

Small Development and High-Value Living

Falling within the Kα6 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 house 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 strategic location in an established municipality ensures that your project remains a centerpiece of the community and a solid asset for 3 decades of experience.

Description: Excellent under-division building plot located in the most sought-after area of Engomi, in Parissinos. The plots are just steps away from Hilton Park, the European University, the University of Nicosia, the Apollonion Hospital, and everyday amenities and services. Ideal for the development of a luxury house! 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: Kα6 (Residential)
Proximity Landmarks: Located near the Hilton Nicosia and the European University Cyprus.

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.
European University Cyprus: Reachable in just 3 minutes, making it a prime location for academic professionals and families.
Apollonion Private Hospital: Located within a 4-minute drive, offering world-class medical services at your doorstep.
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 8-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 Parissinos site is a remarkable opportunity. Residential plots with this specific 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**
Unit Number: **PLOT 10**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **10**

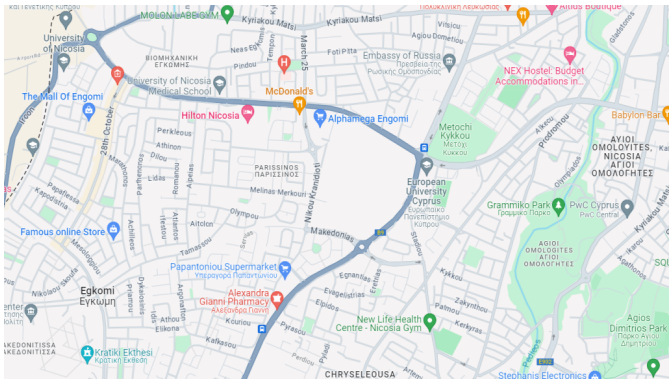
Area

Plot Area: **536m²**

Further Details

Water, Electricity

Gallery


University of Nicosia
The Mall Of Engomi
University of Nicosia Medical School
McDonald's
Hilton Nicosia
Alphamega Engomi
Embassy of Russia
NEX Hostel: Budget Accommodations in...
Metochi Kykkou
European University Cyprus
Grammiko Park
PwC Cyprus
Famous online Store
Papantoniou Supermarket
Alexandra Gianni Pharmacy
Engomi
New Life Health Centre - Nicosia Gym
Agios Dimitrios Park
Kratiki Ekthesi
CHRYSELEOUSA
Stephanis Electronics





