

For Sale, Land, Plot, Nicosia, Egkomi, Makedonitissa, 7,439m²

For Sale : **€ 3,800,000**

Description
Build the foundation of your future with this premier commercial development opportunity consisting of a massive 7,439 sqm plot in the prestigious area of Makedonitissa. This asset represents a strategic acquisition for those looking to maximize floor area and capitalize on the high demand for large-scale commercial premises in one of Nicosia's most elite and rapidly expanding districts. The property offers the perfect starting point for a high-profile professional complex, corporate headquarters, or a flagship retail development designed to meet the sophisticated needs of the capital's business sector.

High-Yield Development and Strategic Acquisition

Falling within the Eβ6 commercial zone, this property is a premium choice for high-yield development and strategic investment. With a solid building density coefficient of 100% and a coverage factor of 50%, the land offers exceptional potential for the construction of a substantial project. These density specifications allow for a building of up to 3 floors and 13.5 metres in height, making it ideal for maximizing return on investment while maintaining a prestigious and accessible profile. Securing a plot of this significant scale in a central municipality ensures that your development remains a high-value asset for 3 decades of experience.

Description: Commercial plot of 7,439 m² for sale in the prestigious area of Makedonitissa. Located in a high-demand area with a mix of commercial and residential surroundings. Zone Eβ6 with strong development potential for high-profile business projects. The asset provides high visibility and immediate proximity to major institutional and educational landmarks.
Building Density: 100%
Cover Factor: 50%
Town Planning Zone: Eβ6
Proximity Landmarks: Located near the University of Nicosia and the Archangelos Michael Church.

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 corporate residency.

Commercial plots for sale in Makedonitissa: A significant opportunity to secure a large-scale development site in a premier 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 3 minutes away, placing your project near the capital's largest academic and professional hub.
Archangelos Michael Church: Reachable in just 2 minutes, serving as a well-known and recognizable landmark for the location.
Makario Stadium: Located within a 4-minute drive, providing easy access to major sporting and community infrastructure.
Mall of Engomi: Positioned only 6 minutes away, offering immediate access to major retail, cafes, and supermarkets.
Nicosia City Center: A short 10-minute drive ensures your development stays perfectly connected to the capital's financial heart.

If you are looking for G&P Lazarou trusted properties that provide both prestige and the perfect setting for a high-yield project, this Makedonitissa commercial site is a remarkable opportunity. Large-scale plots with 100% 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: **14**

Area

Plot Area: **7,439m²**

Gallery

