

For Sale, Land, Plot, Nicosia, Egkomi, Makedonitissa, 1,097m²

For Sale : **€ 920,000**

Description
Build the foundation of your future with this exceptional residential land located in one of the most prestigious and highly sought-after sectors of Engomi. This property is where your vision takes shape, offering a high-yield environment for those who prioritize strategic urban living, proximity to major institutions, and a refined lifestyle. Positioned in a vibrant community known for its premium amenities, this site provides a unique opportunity to create a multi-storey residential project or a collection of luxury apartments in a neighborhood that remains a top choice for professionals and investors alike.

High-Yield Development and Strategic Acquisition

Falling within the Kα5 residential zone, this asset is a prime choice for high-yield development and strategic investment. With a substantial building density coefficient of 100% and a coverage factor of 50%, the land offers exceptional potential for the construction of a contemporary apartment complex or a high-end small development. These specifications allow for a robust architectural design of up to 3 floors and 13.5 metres in height, maximizing floor area while maintaining the high standards of the surrounding community. Securing a plot with such favorable building factors in a central, well-known municipality ensures that your project remains a secure and solid asset for 3 decades of experience.

Description: Residential land located in a well-known area of Engomi, close to many facilities such as the University of Nicosia, the Mall of Engomi, and with easy access to 28th October Avenue. It falls within the residential planning zone Kα5 with 100% building density, 50% coverage, maximum 3 floors and 13.5m height. Title deed available. The land is situated in a high-demand residential pocket, offering a peaceful living environment within a well-established community with immediate access to major commercial corridors.
Building Density: 100%
Cover Factor: 50%
Town Planning Zone: Kα5 (Residential)
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 quiet residential life and essential urban services. This ensures that your project remains highly accessible, providing a competitive edge for future rental yield 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.
University of Nicosia: Situated just 2 minutes away, making it an ideal location for academic professionals, students, and families.
Mall of Engomi: Reachable in just 2 minutes, offering immediate access to high-end retail, cafes, and supermarkets.
28th October Avenue: Located only 1 minute away, providing seamless access to one of the city's most vibrant commercial and dining streets.
Hilton Nicosia: Positioned only 3 minutes away, providing access to luxury dining, business facilities, and wellness centers.
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 Engomi site is a remarkable opportunity. Residential 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: **Residential** Height: **14**

Area

Plot Area: **1,097m²**

Further Details

Water, Electricity

Gallery

