

For Sale, Land, Plot, Nicosia, Egkomi, 674m²

For Sale : **€ 550,000**

Description
Build the foundation of your future with this versatile mixed-use development site located off Archangelou Michael Avenue in the heart of Engomi. This property is where your vision takes shape, offering a strategic acquisition for those looking to balance high-yield commercial value with residential flexibility. Positioned in one of Nicosia's most dynamic corridors, this site provides the perfect setting for a project that demands high visibility, urban accessibility, and the prestige of a central Engomi address.

High-Yield Development and Strategic Acquisition

Falling primarily within the Eβ4 commercial zone, this asset is a premium choice for high-yield development and strategic investment. With a substantial building density coefficient of 140% on the majority of the plot (73%) and a coverage factor of 50%, the land offers exceptional potential for the construction of a four-storey building up to 17 metres in height—ideal for ground-floor retail and professional offices. The remaining portion (27%) is zoned Kα8, providing a 60% building density perfect for integrating private residential units or landscaped areas. These high-density specifications are designed for maximizing return on investment and creating contemporary spaces that cater to the diverse needs of the surrounding professional and commercial sectors. Securing a plot with such favorable mixed-zoning in a central municipality ensures that your project remains a high-value asset for 3 decades of experience.

Description: Commercial plot for sale, off Archangelou Michael Avenue in Engomi. The plot has an area of 674sqm. It falls 27% within Ka8 (60% building density, 35% coverage, 2 floors, 10m height) and 73% within Eb4 (140% building density, 50% coverage, 4 floors, 17m height). The property benefits from its position in a high-demand commercial and residential pocket, providing excellent visibility and immediate proximity to major transportation links and institutional centers.
Building Density: 140% (Eb4 portion) / 60% (Ka8 portion)
Cover Factor: 50% (Eb4 portion) / 35% (Ka8 portion)
Town Planning Zone: Eb4 and Ka8
Proximity Landmarks: Located near the Papantoniou Supermarket and the Embassy of Ukraine.

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.

Plots of land for sale in Engomi: A significant opportunity to secure a versatile development site in a premium mixed-use district.
Cyprus real estate investment: A top-tier asset perfect for those seeking high ROI through combined commercial and residential development.
Papantoniou Supermarket: Situated just 1 minute away, ensuring high daily footfall and visibility for retail tenants.
Embassy of Ukraine: Reachable in just 2 minutes, highlighting the prestigious and secure nature of the immediate neighborhood.
University of Nicosia: Located within a 4-minute drive, ensuring steady demand from the professional and academic sectors.
Mall of Engomi: Positioned only 5 minutes away, offering immediate access to the area's primary retail and dining hub.
Nicosia City Center: A short 7-minute drive ensures your project 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 high-yield project, this Engomi mixed-use site is a remarkable opportunity. Mixed-zoning plots with such favorable density 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: **674m²**

Gallery

