

For Sale, Land, Plot, Nicosia, Egkomi, 511m²

For Sale : **€ 425,000**

Description
Build the foundation of your future with this exceptional residential corner plot located in a prime 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. Being a corner plot, it provides enhanced architectural flexibility and increased natural light, making it a unique opportunity to create a private sanctuary in one of Nicosia’s most prestigious and central residential enclaves.

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 residential 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: Corner plot for sale, located in a prime area in Engomi. 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 corner 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 2 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 4 minutes away, ensuring your property is part of the city's most vibrant academic corridor.
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 corner site is a remarkable opportunity. Residential plots with this specific density and corner positioning 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: **511m²**

Further Details

Water, Electricity

Gallery

