

For Sale, Land, Plot, Nicosia, Egkomi, Parissinos, 449m²

For Sale : **€ 299,000**

Description
Build the foundation of your future with this exceptional residential plot located in the prestigious Parissinos area of Egkomi. 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 suited for a custom-built family home, this plot provides a unique opportunity to create a private sanctuary in one of Nicosia's most elegant and sought-after 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 residence or a high-end small development. These specifications allow for a robust architectural design of up to 2 floors and 10 metres in height, maximizing floor space while maintaining the privacy and elegance required in such a prestigious district. The availability of a title deed and its position in an established, elite neighborhood ensures that your investment remains a secure and solid asset for 3 decades of experience.

Description: Residential plot in Parissinos area of Egkomi, ideal for a family home. The asset falls within residential planning zone Kα6, with building density coefficient of 90%, coverage coefficient 50%, in 2 floors and a maximum height of 10m. Title deed is available. 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 Papantoniou Supermarket and the Kykkos B' Lyceum.

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.
Land for sale near Papantoniou Supermarket: Situated just 2 minutes away from this major retail and convenience hub.
Kykkos B' Lyceum: Reachable in just 3 minutes, making it an ideal location for families with school-aged children.
University of Nicosia: Located within a 4-minute drive, ensuring high interest from the academic and professional community.
Mall of Engomi: Positioned only 5 minutes away, offering immediate access to high-end retail, cafes, and dining.
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 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**	Website

Main Features

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

Area

Plot Area: **449m²**

Gallery

