

For Sale, Land, Plot, Nicosia, Egkomi, 659m²

For Sale : **€ 435,000**

Description
Build the foundation of your future with this exceptional residential plot located in the heart 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. Perfectly suited for a custom family home or a luxury project, this plot provides a unique opportunity to create a private sanctuary in one of Nicosia's most prestigious 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 of apartments. 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 premium district. The availability of a title deed and the prime nature of the plot ensure that your investment remains a secure and solid asset for 3 decades of experience.

Description: Residential plot in Engomi. It is ideal for a family home or a two-storey building with luxury apartments. It falls within residential planning zone Kα6 with 90% building density, 50% coverage, 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 Hilton Nicosia and the Italian Embassy.

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.
Hilton Nicosia: Situated just 1 minute away, providing immediate access to luxury dining, business facilities, and wellness centers.
Italian Embassy: Reachable in just 2 minutes, highlighting the prestigious and secure nature of the immediate neighborhood.
European University Cyprus: Located within a 3-minute drive, making it an ideal location for academic professionals and families.
Mall of Engomi: Positioned only 5 minutes away, offering immediate access to high-end retail, cafes, and supermarkets.
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 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: **659m²**

Further Details

Water, Electricity

Gallery

