

For Sale, Land, Plot, Nicosia, Egkomi, Makedonitissa, 576m²

For Sale : **€ 350,000**

Description
Build the foundation of your future with this exceptional residential corner plot located in the historic and prestigious Timvos area of Makedonitissa. 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, superior natural light, and increased visibility, making it a unique opportunity to create a private sanctuary in one of Nicosia's most respected 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 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 residential plot in Timvos Makedonitissa. It falls within residential planning zone Kα6 with 90% building density, 50% coverage, 2 floors and a maximum height of 10m. 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: Residential (Kα6)
Proximity Landmarks: Located near the Makedonitissa Tomb (Tymvos) and the University of Nicosia.

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.
Land for sale near Makedonitissa Tomb: Situated just 1 minute away from this iconic historical landmark and peaceful green area.
University of Nicosia: Reachable in just 3 minutes, making it an ideal location for families and academic professionals.
Mall of Engomi: Located within a 4-minute drive, offering immediate access to premium retail, supermarkets, and dining.
Makario Stadium: Positioned only 3 minutes away, providing excellent access to sporting facilities and community events.
Nicosia City Center: A short 10-minute drive ensures your home stays 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 Makedonitissa 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: **576m²**

Further Details

Water, Electricity, Corner Plot

Gallery

