

For Sale, Land, Plot, Nicosia, Egkomi, Makedonitissa, 521m²

For Sale : **€ 250,000**

Description
Build the foundation of your future with this exceptional residential building plot located in the prestigious Makedonitissa 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. Situated in one of Nicosia's most modern and sought-after residential enclaves, this site provides a unique opportunity to create a private sanctuary in a neighborhood characterized by modern villas and a tranquil atmosphere.

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 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: Building plot for sale located in Makedonitissa area. 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 Makario Stadium 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 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 Makario Stadium: Situated just 2 minutes away from this major sporting and community landmark.
University of Nicosia: Reachable in just 4 minutes, making it an ideal location for families and academic professionals.
Mall of Engomi: Located within a 5-minute drive, offering immediate access to premium retail, supermarkets, and dining.
Apollonion Private Hospital: Positioned only 3 minutes away, providing excellent access to top-tier medical facilities.
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 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: **521m²**