

For Sale, Land, Plot, Nicosia, Egkomi, 518m²

For Sale : **€ 365,000**

Description
Build the foundation of your future with this prime residential plot for sale in the prestigious Engomi area of Nicosia. 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 the capital's most elite residential enclaves, this site provides a unique opportunity to create a private sanctuary or a modern investment project in a neighborhood characterized by luxury homes 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 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: Prime residential plot for sale Engomi area, Nicosia, offering an excellent opportunity for development. The plot falls within zone Kα6 (100%), with a 90% building density, 50% coverage factor, a maximum height of 10 meters, and allowance for up to 2 floors. Ideal for building a private residence or an investment project in a prestigious location with easy access to all amenities! 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 100%)
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 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 an ideal location for academic professionals and families.
University of Nicosia: Located within a 4-minute drive, ensuring your property is part of the city's most vibrant academic corridor.
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: **518m²**

Gallery

