

For Sale, Land, Plot, Nicosia, Egkomi, 682m²

For Sale

Description
Secure a piece of Nicosia's most elite landscape with this premium 682 m² residential plot in Engomi – the ultimate foundation of your future.

Positioned in the highly sought-after Hilton Nicosia area, this property offers an unparalleled high-value living experience in one of the capital's most prestigious residential enclaves. This is a rare opportunity to design and build a bespoke luxury villa or a sophisticated high-end development that reflects the status and elegance of its surroundings. In an area where land is a finite and precious resource, this plot serves as a secure anchor for both a dream lifestyle and a strategic long-term investment.

Exceptional Development Potential and Yield

Falling within the Kα6 residential zone, this asset is a prime choice for those looking to balance small-scale development with significant yield potential. With a building density of 90% and a coverage factor of 50%, the land allows for substantial architectural freedom to create expansive living spaces over two floors. The immediate area is defined by opulent mansions, high-quality residences, and a quiet, secure atmosphere, ensuring that any project developed here will maintain its value and prestige for 3 decades of experience. This plot is perfectly suited for developers and individuals who demand excellence, providing the ideal ground for a high-end residential complex or an exclusive private estate.

Description: Residential Plot in Engomi, Nicosia – 682 m². A premium plot located in one of Nicosia's most prestigious areas, near the Hilton Hotel, ideal for a luxury residence or high-end development. The land holds a privileged position within a quiet neighborhood, surrounded by modern villas and luxury residences.
Building Density: 90% (Balance between Small Development and High-Value Living)
Cover Factor: 50%
Town Planning Zone: Kα6(100%) – Residential
Proximity Landmarks: Located near the Hilton Nicosia and the University of Nicosia (Medical School).

Elite Connectivity and Prestigious Lifestyle

The value of this property is deeply rooted in its world-class location. Living near the Hilton Nicosia means being at the center of the city's social, business, and diplomatic circles, with every modern convenience just a stone's throw away.

Plots of land for sale in Engomi: A prestigious opportunity to acquire land in the most exclusive residential tier of Nicosia.
Land for sale near Hilton Nicosia: Situated just 2 minutes from this iconic 5-star landmark, placing you within the city's premier business and leisure hub.
University of Nicosia Medical School: Located within a 4-minute drive, adding significant academic and professional value to the neighborhood.
Mall of Engomi: Reachable in 5 minutes, offering high-end retail, dining, and everyday essentials.
Nicosia City Center: A short 8-minute drive provides a seamless connection to the capital's central administrative and cultural heart.
Embassies and Private Clinics: The neighborhood is home to major international embassies and top-tier medical facilities, highlighting its security and exclusivity.

If you are looking for G&P Lazarou trusted properties in Nicosia's most elite districts, this 682 m² site in Engomi is a standout choice. Land of this caliber in such a central, high-demand location is increasingly rare and remains a top priority for discerning investors.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and secure the ground for your next major residential achievement. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for 3 decades of experience, dedicated to helping you build the foundation of your future.

Details

Property Type: **Land** Status: **Available** Website

Main Features

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

Area

Plot Area: **682m²**

Further Details

Corner Plot