

For Sale, Land, Plot, Nicosia, Egkomi, 1,452m²

For Sale : **€ 1,699,000**

Description
Build the foundation of your future with this exceptional residential opportunity featuring two adjacent plots totaling 1,452 sqm in the most prestigious sector 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 just steps away from the Hilton Nicosia and surrounded by prominent embassies and academic institutions, these plots provide a unique opportunity to create a grand private estate or a high-end apartment development in Nicosia's most elite residential enclave.

Family Living and Long-term Investment

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 luxury residences or a signature multi-unit project. These specifications allow for a robust architectural design of up to 2 floors and 10 metres in height, maximizing floor space while maintaining the elegance required in such a prestigious district. The flexibility to purchase the plots individually (682 sqm and 770 sqm) or together ensures your investment remains a secure and solid asset for 3 decades of experience.

Description: Two adjacent residential plots in Engomi, Nicosia – 1,452 m² total, near the Hilton Hotel. The plots offer a rare chance to own premium land in a high-demand area with 90% building density and 50% coverage. Ideal for luxury homes or high-end apartment developments, with title deeds available for both plots. The land is situated in a high-demand residential pocket, surrounded by modern villas and international embassies, offering a peaceful living environment within a well-established community.
Building Density: 90%
Cover Factor: 50%
Town Planning Zone: Kα6 (100%)
Proximity Landmarks: Located near the Hilton Nicosia and the Embassy of Italy.

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 premium residential land in the city's most exclusive neighborhood.
Cyprus real estate investment: A top-tier asset perfect for those seeking capital appreciation and a high-quality lifestyle near key landmarks.
Hilton Nicosia: Situated just 1 minute away, providing immediate access to luxury dining, business facilities, and elite wellness centers.
Embassy of Italy: Reachable in just 2 minutes, highlighting the prestigious and secure nature of the immediate neighborhood.
University of Nicosia: Located within a 4-minute drive, making it a prime 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 7-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, these Engomi plots are a remarkable opportunity. Residential plots of this caliber near the Hilton 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: **1,452m²**

Further Details

Corner Plot