

For Sale, Land, Plot, Nicosia, Egkomi, 574m²

For Sale : **€ 199,000**

Description
Build the foundation of your future with this exceptional residential plot under division, located in the prestigious suburb 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. Surrounded by exclusive villas and a significant diplomatic presence, this plot provides a unique opportunity to create a private sanctuary in one of Nicosia’s most modern and sought-after residential enclaves.

Family Living and Long-term Investment

Falling within the Kα8 residential planning zone, this asset is a prime choice for individuals focused on family living and long-term investment. With a building density of 60% and a coverage factor of 35%, the plot emphasizes a lower-density development that ensures a spacious and harmonious lifestyle. These specifications allow for the construction of a generous two-story residence with ample room for private gardens and outdoor living areas, tailored specifically to your family's needs. The strategic location in a quiet, highly developed municipality ensures that your project remains a centerpiece of the community and a solid asset for 3 decades of experience.

Description: Plot Under Division in Egkomi, Nicosia. Picture yourself on a plot in vibrant Egkomi, Nicosia, where possibilities bloom. Offered by G&P Lazarou, this plot, currently under division, is a rare gem in the sought-after Ka8 zone, with a 60% building density and 35% coverage coefficient. Imagine crafting a home that weaves modern elegance with intimate warmth, perfectly suited to your dreams. Nestled in a lively neighborhood, this land hums with the promise of community, convenience, and growth.
Building Density: 60%
Cover Factor: 35%
Town Planning Zone: Residential (Ka8)
Proximity Landmarks: Located approximately 625m northwest of the Makedonitissa Tomb (Tymvos) and near the University of Nicosia.

Strategic Location and Lifestyle Excellence

The success of any residential project is built upon its location. This plot is situated in a key pocket that bridges the gap between serene residential life and essential urban amenities. This ensures that your home remains highly accessible while providing a quiet escape from the city's pace.

Plots of land for sale in Engomi: A rare opportunity to secure a lower-density plot in a premium residential district.
Cyprus real estate investment: A high-value asset perfect for those seeking a prestigious address and long-term stability.
Land for sale near Makedonitissa Tomb: Situated just 2 minutes away from this iconic historical and cultural landmark.
University of Nicosia: Reachable in just 4 minutes, making it highly convenient for academic professionals and families.
Mall of Engomi: Located within a 6-minute drive, offering immediate access to high-end retail, cafes, and supermarkets.
Makario Stadium: Positioned only 4 minutes away, providing excellent access to sporting facilities and community events.
Nicosia City Center: A short 12-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 home, this Engomi site is a remarkable opportunity. Residential plots in such a well-regarded area 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**
Unit Number: **PLOT 83**
Website

Main Features

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

Area

Plot Area: **574m²**

Further Details

Water, Electricity