

For Sale, Land, Plot, Nicosia, Egkomi, 653m²

For Sale : **€ 510,000**

Description
Build the foundation of your future with this exceptional residential plot of 653 sqm, located in the highly desirable and popular area of Egkomi. 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. Positioned in a prime residential pocket, this site provides a unique opportunity to create a private sanctuary or a modern small-scale development in a neighborhood known for its excellent infrastructure and prestige.

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 a thriving area ensures that your investment remains a secure and solid asset for 3 decades of experience.

Description: FOR SALE RESIDENTIAL PLOT IN EGKOMI, NICOSIA. This residential plot for sale in Egkomi, Nicosia, offers a superb opportunity for development in one of the most desirable areas of the city. Spanning a generous 653 sqm, this plot provides a great foundation for a new home or a small-scale development. Zoned as Kα6, the property allows for a two-storey building with a maximum height of 10m. The 90% building density and 50% coverage factor provide excellent potential for a well-designed residence or a small-scale development. Located in the highly popular Egkomi area, this plot offers the perfect blend of a peaceful suburban lifestyle with convenient access to all amenities, universities, and the city center.
Building Density: 90%
Cover Factor: 50%
Town Planning Zone: Kα6 (100%)
Proximity Landmarks: Located near the University of Nicosia and the Hilton 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.
University of Nicosia: Situated just 3 minutes away, making it an ideal location for academic professionals and families.
Hilton Nicosia: Reachable in just 4 minutes, offering immediate access to luxury dining, business facilities, and wellness centers.
Mall of Engomi: Located within a 4-minute drive, providing a wide range of premium retail, supermarkets, and dining options.
European University Cyprus: Positioned only 5 minutes away, ensuring your property is part of the city's most vibrant academic corridor.
Nicosia City Center: A short 8-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 Egkomi 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: **653m²**