

For Sale, Land, Plot, Nicosia, Egkomi, 781m²

For Sale : **€ 330,000**

Description
Build the foundation of your future with this exceptional residential land of 781 sqm, perfectly positioned in the established and central heart 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. Plots of this generous size are increasingly rare in this district, providing a unique opportunity to create a private sanctuary or a modern residence in one of Nicosia's most sought-after residential enclaves.

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 large bespoke luxury villa 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 robust real estate market ensures that your project remains a centerpiece of the community and a solid asset for 3 decades of experience.

Description: FOR SALE RESIDENTIAL LAND IN EGKOMI, NICOSIA. This generous 781m² residential land is perfectly positioned in the established and central area of Engomi, Nicosia. Plots of this size are increasingly hard to find, making this a true asset for personal development or investment. The official Zone Kα6 status provides a favorable 90% building density and 50% cover factor, ideal for a large luxury villa or a two-storey residential development. Capitalize on Nicosia's robust real estate market by securing this prime plot with superb growth potential.
Building Density: 90%
Cover Factor: 50%
Town Planning Zone: Kα6 (100%) – Residential
Proximity Landmarks: Located near the University of Nicosia and the Makedonitissa Tomb (Tymvos).

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 large, 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 2 minutes away, making it an ideal location for academic professionals and families.
Makedonitissa Tomb: Reachable in just 2 minutes, offering immediate access to historical landmarks and tranquil green spaces.
Mall of Engomi: Located within a 3-minute drive, providing a wide range of premium retail, supermarkets, and dining options.
Makario Stadium: Positioned only 4 minutes away, providing excellent access to sporting facilities and community events.
Nicosia City Center: A short 10-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 of this magnitude with such favorable zoning 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: **781m²**