

For Sale & For Rent, Land, Plot, Nicosia, Egkomi, 2,639m²

For Sale & For Rent

Description
Unlock a rare and prestigious investment with this massive 2,639 sqm plot in Engomi – the foundation of your future success in Nicosia’s most dynamic commercial hub.

Situated in the highly coveted ΕΠ2 mixed-use zone, this expansive property is a strategic acquisition for visionary developers and business owners. This specific zone, often referred to as the "old mixed industrial category B and economic activities" area, has evolved into a vibrant destination for modern commerce. Whether you are planning a cutting-edge business center, a flagship retail facility, or a high-yield mixed-use complex, this land offers the scale and versatility to support a project of significant magnitude.

High-Value Development and Yield Potential

With a robust building density of 100%, this plot provides a clear path for high-value development and strong ROI. The flexibility of the ΕΠ2 zone allows for a wide range of professional and commercial uses, making it an ideal choice for projects that demand high visibility and high-yield potential. This asset is a remarkable find for those focused on small development projects or high-value living solutions in a neighborhood characterized by growth and modernization. With municipal infrastructure in place, this site is ready to serve as the foundation of your future professional legacy.

Description: For Sale: Land in Engomi, Nicosia. A 2,639 sqm plot located in the mixed-use zone ΕΠ2(100%), suitable for development in a vibrant area near amenities. The property offers substantial frontage and is positioned in an area experiencing significant urban renewal.
Building Density: 100% (High-Yield Development potential)
Cover Factor: 50% (Standard for ΕΠ2 mixed-use zoning)
Town Planning Zone: ΕΠ2 (Mixed Industrial and Economic Activities)
Proximity Landmarks: Located near the University of Nicosia and the Mall of Engomi.

Unrivaled Connectivity and Urban Lifestyle

Location is everything in commercial real estate, and this plot places you at the center of the action. Engomi is known for its upscale community, educational institutions, and thriving business scene, ensuring your investment remains relevant and accessible.

Plots of land for sale in Engomi: A rare opportunity to acquire a plot of this size in a premium Nicosia suburb.
Cyprus real estate investment: A top-tier asset perfect for domestic and international investors seeking growth.
Land for sale near University of Nicosia: Situated just 3 minutes away from the island's largest university, ensuring a steady flow of traffic and potential clients.
Mall of Engomi: Reachable in 4 minutes, placing your project within the primary retail and social circuit of the district.
Embassy District: Located only 5 minutes from the American and Russian Embassies, highlighting the area’s prestige and security.
Nicosia City Center: A short 8-minute drive provides a seamless connection to the capital’s central business heart.

If you are searching for G&P Lazarou trusted properties that offer both strategic scale and high-value potential, this 2,639 sqm site in Engomi is an unmatched opportunity. Large-scale plots in this specific zone are increasingly limited and highly prized by developers.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and explore how this property can anchor your next major project. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for 3 decades of experience, dedicated to securing the ground for your future growth.

Details

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

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Other**

Area

Plot Area: **2,639m²**