

For Sale, Land, Plot, Nicosia, Egkomi, 493m²

For Sale : **€ 850,000**

Description
Build the foundation of your future with this premier commercial land opportunity consisting of 493 sqm in one of Nicosia's most prestigious business corridors. This asset represents a strategic acquisition for those looking to maximize floor area and capitalize on the intense demand for high-rise commercial premises in the capital's central business district. The property offers the perfect starting point for a landmark professional complex or a corporate headquarters designed to meet the sophisticated needs of Nicosia's evolving commercial sector.

High-Yield Development and Strategic Acquisition

Falling within the Eβ2 commercial zone, this property is a premium choice for high-yield development and strategic investment. With a massive building density coefficient of 180% and a coverage factor of 50%, the land offers exceptional potential for the construction of a multi-storey project. These high-density specifications allow for a landmark building of up to 8 floors and a maximum height of 31 metres, making it ideal for maximizing return on investment and creating prestigious workspace environments in a high-visibility urban setting. Securing a plot with such superior development factors in a central commercial zone ensures that your project remains a high-value asset for 3 decades of experience.

Description: For Sale: Commercial Land in Engomi, Nicosia. The plot has a total area of 493m² and falls within Zone Eβ2 (100%). The zoning allows for a building density of 180%, a coverage factor of 50%, and up to 8 floors with a maximum height of 31 meters. Located in one of Nicosia's most prestigious commercial areas, surrounded by shops, offices, and services. The asset is situated in a high-demand commercial pocket, providing high visibility and immediate proximity to major financial institutions and government services.
Building Density: 180%
Cover Factor: 50%
Town Planning Zone: Eβ2 (Commercial)
Proximity Landmarks: Located near The Landmark Nicosia and the Ministry of Energy, Commerce and Industry.

Strategic Location and Community Amenities

The true value of this property is rooted in its strategic location, bridging the gap between essential urban services and the city's commercial pulse. This ensures that your project remains highly accessible, providing a competitive edge for future rental yield or corporate residency.

Commercial plots for sale in Engomi: A significant opportunity to secure a high-rise development site in a premier business district.
Cyprus real estate investment: A top-tier asset perfect for those seeking high ROI and strategic commercial development potential.
The Landmark Nicosia: Situated just 2 minutes away, placing your project at the heart of the capital's professional and hospitality hub.
Ministry of Energy, Commerce and Industry: Reachable in just 1 minute, highlighting the strategic and central nature of the immediate neighborhood.
Kykkos B' Lyceum: Located within a 3-minute drive, ensuring a well-connected environment for professional and social interactions.
Mall of Engomi: Positioned only 5 minutes away, offering immediate access to major retail, cafes, and supermarkets.
Nicosia City Center: A short 4-minute drive ensures your development stays perfectly connected to the capital's financial and administrative heart.

If you are looking for G&P Lazarou trusted properties that provide both prestige and the perfect setting for a high-yield project, this Engomi commercial site is a remarkable opportunity. Commercial plots with 180% 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: **Commercial** Height: **31**

Area

Plot Area: **493m²**