

For Sale, Land, Plot, Nicosia, Egkomi, 549m²

For Sale : **€ 450,000**

Description
Build the foundation of your future with this exceptional corner residential plot of 549 sqm, perfectly positioned in the most prestigious corridor of Engomi near Hilton Park. 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. As a corner plot with a ready building license and the significant benefit of only 5% VAT on construction, this is a unique opportunity to start building immediately in one of Nicosia's most elite 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 bespoke luxury residence or a high-end small development. These specifications allow for a robust architectural design that maximizes floor space while maintaining the privacy and elegance required in such a prestigious district. The immediate development potential and favorable tax conditions ensure that your project remains a centerpiece of the community and a solid asset for 3 decades of experience.

Description: For Sale Corner Residential Plot in Egkomi, Nicosia close to Hilton Park with 549sqm surface area. Ready license to build with only 5% VAT on the construction cost. You can start building immediately. The land is situated in a high-demand residential pocket, surrounded by luxury villas and offering a peaceful living environment within a well-established community.
Building Density: 90%
Cover Factor: 50%
Town Planning Zone: Kα6 (100%)
Proximity Landmarks: Located near the Hilton Nicosia and the European University Cyprus.

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 corner residential plot with immediate building potential.
Cyprus real estate investment: A top-tier asset perfect for those seeking capital appreciation and a high-quality lifestyle.
Hilton Nicosia: Situated just 1 minute away, providing immediate access to luxury dining, business facilities, and wellness centers.
European University Cyprus: Reachable in just 2 minutes, making it an ideal location for academic professionals and investment projects.
University of Nicosia: Located within a 4-minute drive, ensuring your property is part of the city's most vibrant academic corridor.
Mall of Engomi: Positioned only 5 minutes away, offering immediate access to high-end retail, cafes, and supermarkets.
Nicosia City Center: A short 6-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 corner site is a remarkable opportunity. Residential plots with this specific density and ready licenses 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: **549m²**

Further Details

Corner Plot