

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

For Sale : **€ 220,000**

Description
For Sale Residential Plot in Makedonitissa, Nicosia
The Foundation of Your Future
Imagine standing on the exact spot where your future begins. Buying a plot in Makedonitissa is more than an investment; it is the ultimate freedom to design a custom sanctuary tailored perfectly to your family's lifestyle. This exceptional residential plot offers the ideal blank canvas to bring your architectural vision to life in one of Nicosia’s most elite and consistently high-demand neighborhoods.
Versatile Development with Exceptional Frontage
Boasting a generous 549-square-meter surface and an impressive 21-meter street frontage, this property is primed for a standout architectural project. With a 90% building density, the zoning offers fantastic versatility: it is perfectly sized for a grand, modern villa with expansive gardens, or a sophisticated residential building for high-yield returns. A significant financial advantage is that this property is not subject to VAT, representing a major saving for the buyer. All essential infrastructure is already in place, making the transition from blueprint to reality incredibly smooth.
Key Property Features:
Property Type: Residential Plot
Plot Size: 549m² of flat, developable land
Planning Zone: Kα6 (Residential)
Building Density: 90% (Suitable for a spacious family house or residential building)
Coverage Ratio: 50%
Frontage: 21m on a registered road
Tax Advantage: NO VAT
Max Floors/Height: 2 Floors / 10m Height
Infrastructure: Registered public road access with direct water, electricity, and telecommunications.
Location & Neighborhood Benefits
Location is the heartbeat of any great investment. Situated in a premium, quiet neighborhood of Makedonitissa (near the University of Nicosia), this plot offers a rare balance of academic energy and elite residential privacy.
University of Nicosia (UNIC): ~1.1 km (Approx. 2 mins drive)
Nicosia Mall: ~3.8 km (Approx. 7 mins drive)
Makario Stadium & Kykkos Area: ~1.5 km (Approx. 3 mins drive)
Mall of Engomi: ~2.0 km (Approx. 4 mins drive)
Apolonion Private Hospital: ~1.8 km (Approx. 3 mins drive)
Nicosia City Center: ~5.5 km (Approx. 12 mins drive)
Make It Yours
If you are searching for premium real estate in Cyprus with guaranteed prestige and no VAT costs, this plot for sale in Makedonitissa is an unparalleled opportunity. Prime land with this specific frontage in such a legendary neighborhood moves quickly.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

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

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **549m²**