

For Sale, Land, Plot, Nicosia, Egkomi, 511m²

For Sale : **€ 400,000**

Description
For Sale Residential Plot in Egkomi, Nicosia
The Foundation of Your Future
Imagine standing on the exact spot where your future begins. Buying a plot in Egkomi 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 prestigious, cosmopolitan, and consistently high-demand neighborhoods.
Versatile Development in a Prime Setting
Boasting a generous 511-square-meter surface, this property is primed for a standout residential project. With a 90% building density, the zoning offers fantastic versatility: it is perfectly sized for a spacious, modern family home with a private garden, or a sophisticated residential building for high-yield returns. Located in a quiet yet central pocket of the district, all essential infrastructure is already in place, ensuring a smooth transition from blueprint to reality in a neighborhood defined by its quality of life.
Key Property Features:
Property Type: Residential Plot
Plot Size: 511m² of premium, developable land
Planning Zone: Κα6 (Residential)
Building Density: 90% (Suitable for a spacious family house or residential building)
Coverage Ratio: 50%
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 the elite district of Egkomi, this plot offers a rare balance of academic energy, diplomatic security, and immediate access to the city's finest amenities.
University of Nicosia (UNIC): ~1.2 km (Approx. 3 mins drive)
Mall of Engomi: ~900m (Approx. 2 mins drive)
Embassy District: Minutes away from major diplomatic missions (USA, Russia, Italy).
Hilton Nicosia: ~1.5 km (Approx. 4 mins drive)
Nicosia City Center: ~3.5 km (Approx. 8 mins drive)
Pediaios Linear Park: ~1.4 km (Approx. 3 mins drive) – Ideal for nature walks and cycling.
Make It Yours
If you are searching for premium real estate in Cyprus with guaranteed prestige, this residential plot for sale in Egkomi is an unparalleled opportunity. Prime development land in such a strategic, high-value location is exceptionally rare and 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: **511m²**