



For Sale, Land, Plot, Nicosia, Egkomi, 1,061m²

MNIMATA, EGKOMI(Ilia Pelada Str.), NICOSIA,
REG. 4/5345, 4/5346

For Sale : € 1,150,000

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 expansive residential plot offers a rare, oversized blank canvas to bring your architectural vision to life in one of Nicosia's most elite, cosmopolitan, and consistently high-demand neighborhoods.

Versatile Development with Abundant Space

Boasting a generous 1,061-square-meter surface, this property is primed for a grand-scale project. With a 90% building density and a 50% coverage factor, the zoning offers fantastic versatility: it is perfectly sized for a sprawling, modern mansion with extensive gardens and a swimming pool, or a high-end residential building for maximum investment returns. With a Title Deed already available, the transition from blueprint to reality is set to be incredibly smooth. All essential infrastructure is already in place, ensuring you are ready to build in a neighborhood defined by its quality of life and prestige.

Key Property Features:

Property Type: Residential Plot

Plot Size: 1,061m² of premium, developable land

Planning Zone: Kα6 (Residential)

Building Density: 90% (Ideal for a large luxury villa or residential building)

Coverage Ratio: 50%

Legal Status: Title Deed Available

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 sophisticated heart 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): ~1.4 km (Approx. 3 mins drive)

Mall of Engomi: ~1.2 km (Approx. 3 mins drive)

Embassy District: Minutes away from major diplomatic missions (USA, Russia, Italy).

Kykkos Metochi & Park: ~1.5 km (Approx. 3 mins drive) - Perfect for leisure and nature walks.

Nicosia City Center: ~3.0 km (Approx. 7 mins drive)

Private Hospitals & International Schools: All within immediate proximity.

Make It Yours

If you are searching for premium real estate in Cyprus with guaranteed prestige and a ready title deed, this residential plot for sale in Egkomi is an unparalleled opportunity. Oversized plots in such a strategic, high-value location are exceptionally rare and represent a secure choice for your next landmark project.

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: 1,061m²