

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

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**