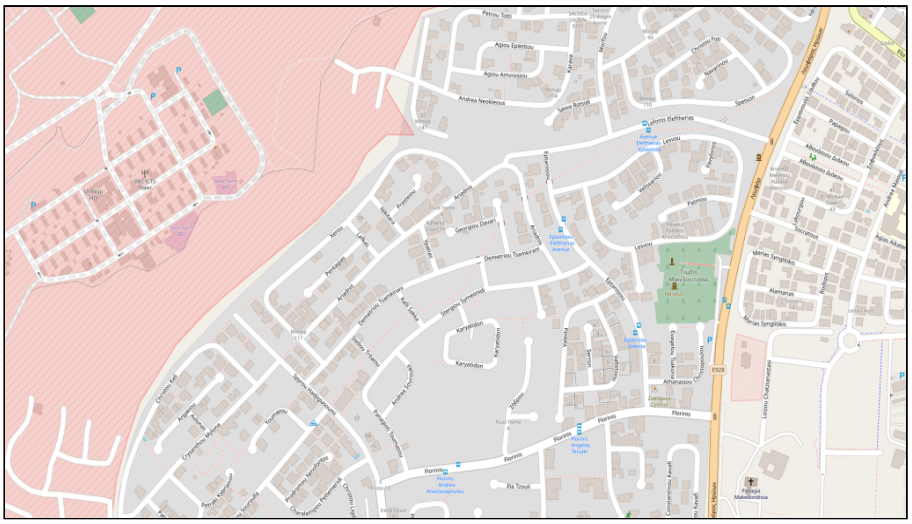


For Sale, Land, Plot, Nicosia, Egkomi, 291m²

For Sale : **€ 180,000**

Description
For Sale Residential Plot In Egkomi,Nicosia
Strategic Residential & Development Positioning in Elite Engomi
Unlock an exceptional real estate development opportunity with this premium residential half-plot, strategically located in a high-potential, centrally positioned, and beautifully connected corporate, diplomatic, and academic neighborhood in Engomi, Nicosia. This property represents a top-tier investment proposal, offering a solid, high-value, and remarkably structured land asset optimized for upscale contemporary urban living or a custom residential project. Its positioning ensures a perfect balance of elite privacy and central structural convenience, remaining nestled in one of the capital's most prestigious, peaceful, and highly demanded expansion zones. Its strategic location makes it a highly secure choice for developers or private buyers seeking to build in an affluent urban hub.
High-Value Technical Parameters & Building Specifications
The land asset possesses exceptional planning parameters, custom-tailored to facilitate effortless architectural design, structural flexibility, and premium building efficiency. Spanning a practical and highly sought-after surface area of 291 sq.m. (Half-Plot), the property is nestled entirely (100%) within the highly favored Kα6 Residential Zone, offering premium zoning security and high-end residential planning advantages. The plot incorporates a highly advantageous Building Density of 90% and a Coverage Factor of 50%, enabling the development of a modern structure with a maximum building height of 10 meters spanning up to 2 storeys, making it ideal for a luxury multi-level villa or a premium low-density residential block.
Flawless Infrastructure, Logistics & Direct Road Access
Delivering a completely ready-to-develop framework, this asset ensures full technical readiness and seamless construction planning. The property benefits from direct, legal access via an official, fully registered road, guaranteeing complete structural convenience and immediate connection to public mobility networks. All essential public utility infrastructures—including high-capacity modern electricity grids, central municipal water supplies, and advanced telecommunication links—are readily available on-site, minimizing preliminary development overheads and accelerating construction licensing timelines.
Extensive Property Features
Property Type: Residential Half-Plot
Listing Type: Available For Sale
Location: Engomi, Nicosia
Total Land Area: 291 sq.m.
Planning Zone: Kα6 (100% Full Inclusion)
Building Density Factor: 90%
Coverage Factor: 50%
Maximum Structural Height: 10 Meters / Allowed Storeys: Up to 2 Floors Max
Access Infrastructure: Direct Frontage on a Fully Registered Road
Utility Infrastructure: Immediate Readiness for Electricity, Water, and Telecom Connection
Legal Status: Clear Title Deed Available for Immediate Ownership Transfer & Construction Licensing
Suitable For: Perfect for private individuals aiming to erect a bespoke modern residence, or smart investors seeking a high-yield residential project in a high-demand central community
Nearby Landmarks & Amenities
In an exceptionally convenient location for a vibrant corporate, academic, and residential routine in the prestigious Engomi area, the land asset is supported by elite local services, major universities, and central transport channels.
The University of Nicosia (UNIC) & Medical School represent a world-class academic institution and prominent regional landmark situated within the immediate surrounding network.
The European University Cyprus (EUC) is another leading national educational destination located just a short distance away.
The Embassy District houses multiple high-profile international diplomatic missions (including the US and Russian Embassies) and administrative offices nearby.
The Mall of Engomi is a primary commercial, retail, and lifestyle hub providing immediate access to large supermarkets, department stores, and cafes.
Griva Digeni Avenue & 28th October Avenue are primary commercial and financial arteries providing direct connection to major corporate networks, banks, pharmacies, bakeries, and high-end restaurants.
The A1 Nicosia-Limassol Highway Network is easily accessible via surrounding links, ensuring a seamless transport connection for cross-district commuting and rapid airport transit.
To discover more options in this area, you can browse our complete portfolio of plots for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
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: **291m²**