

For Sale, Land, Plot, Nicosia, Egkomi, 1,300m²

For Sale : **€ 980,000**

Description
For Sale Two Adjacent Corner Residential Plots in Engomi, Nicosia
G&P Lazarou Estate Agents proudly presents an exceptional development and investment opportunity in the highly desirable area of Engomi, Nicosia. These two adjacent residential plots are offered together, providing a combined land area of 1,300 sq.m. in a prime urban location surrounded by established residences and essential amenities.
The first plot extends to 600 sq.m., while the second offers 700 sq.m. Their adjoining position creates a sizeable development site with outstanding flexibility for the construction of luxury residences, apartment buildings or another quality residential project, subject to obtaining the necessary permits and approvals from the relevant authorities.
Both properties benefit from a 90% building density and a 50% coverage factor, offering excellent development potential. Based on their combined area, the permitted building density corresponds to up to approximately 1,170 sq.m. of buildable covered area, before any applicable planning incentives, exemptions or architectural adjustments. Prospective purchasers should confirm all development calculations with the relevant planning authorities and their appointed architect.
A major advantage is their exceptional corner position and extensive street frontage across three different public roads. This rare configuration offers enhanced accessibility, greater architectural freedom, improved visibility and the possibility of creating separate entrances for residents, visitors, parking or services. The multiple road frontages may also allow a future development to be designed with greater privacy, natural light and efficient vehicle circulation.
Located in one of Nicosia's most prestigious residential districts, the plots are close to universities, international schools, embassies, supermarkets, shopping destinations, restaurants, cafés, healthcare facilities and major road connections. Their location makes them particularly attractive to developers targeting families, professionals, students or the diplomatic community.
Whether intended for immediate development or as a strategic Cyprus real estate investment, these adjacent residential plots for sale in Engomi represent a rare opportunity to secure a substantial corner site in an established, high-demand location.
Nearby Landmarks
• The Junior School – approximately 700 m
• European University Cyprus – approximately 1.0 km
• University of Nicosia – approximately 1.7 km
• Mall of Engomi – approximately 1.9 km
• Embassy and diplomatic district – approximately 1.0 km
• Supermarkets, pharmacies, cafés and everyday services – within approximately 300–700 m
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/
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: **1,300m²**

Further Details

Water, Electricity, Corner Plot