

For Sale, Land, Plot, Nicosia, Egkomi, 4,451m²

For Sale : **€ 3,550,000**

Description
For Sale Landmark Development Plot in Engomi, Nicosia – Exceptional Investment Opportunity
G&P Lazarou Estate Agents proudly presents one of the most exceptional development opportunities currently available in Engomi, Nicosia. This rare commercial/residential development plot occupies a prestigious location in one of the capital's most sought-after districts and offers enormous potential for investors, developers, educational institutions, medical organisations, and corporate headquarters looking to secure a prime piece of real estate in Cyprus.
The property extends to an impressive 4,451 sq.m. and currently includes existing buildings with a total covered area of approximately 3,132 sq.m. However, the property is being sold strictly for its land value. The existing structures require substantial renovation and upgrading and are not considered usable in their current condition, making this an ideal redevelopment opportunity.
Located within the ΕΠ2 Planning Zone, the plot offers outstanding development potential, allowing investors to maximise the site's value through a new high-quality project, subject to the necessary planning and building approvals. One of the greatest advantages of this unique property is its exceptional size, strategic location, and the rarity of large development sites becoming available in Engomi.
Situated in one of Nicosia's most prestigious and vibrant areas, the property enjoys immediate access to universities, embassies, international organisations, medical centres, shopping facilities, government services, and the city centre. Its excellent accessibility and premium location make it suitable for a wide variety of future developments, including residential complexes, mixed-use developments, educational facilities, office headquarters, or commercial projects.
Large development sites in Engomi with these characteristics are extremely rare, making this a unique investment opportunity with significant long-term appreciation potential. Whether you are an experienced developer or an investor seeking a flagship project, this remarkable property offers unlimited possibilities in one of the strongest real estate markets in Cyprus.
Nearby Landmarks
• University of Nicosia – approximately 500 m
• European University Cyprus – approximately 850 m
• The Mall of Engomi – approximately 950 m
• Embassy District – approximately 600 m
• Hilton Nicosia Area – approximately 800 m
• The Junior School – approximately 1.0 km
• Supermarkets, cafés, restaurants, banks, pharmacies and public transport – within 200–500 m
• Nicosia City Centre – approximately 2.5 km
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/plot/
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: **Other**

Area

Plot Area: **4,451m²**

Further Details

Water, Electricity