

For Sale, Land, Plot, Nicosia, Egkomi, 652m²

For Sale : **€ 670,000**

Description
For Sale Residential Plot In Egkomi, Nicosia
Discover an outstanding opportunity to acquire a residential plot in one of the most prestigious and sought-after areas of Egkomi, Nicosia. Offering an excellent combination of location, development potential and long-term investment value, this property is ideal for the construction of a luxurious family residence or an exclusive residential project in one of the capital's most desirable neighbourhoods.
The plot extends to 652m² and falls entirely within the Kα6 Residential Planning Zone (100%), allowing a 90% building density, 50% coverage, construction of up to 2 storeys, and a maximum building height of 10 metres. These favourable planning characteristics provide exceptional flexibility for designing and constructing a modern home that perfectly suits today's lifestyle requirements.
Ideally positioned in a well-established residential neighbourhood, the property enjoys immediate access to a wide range of amenities, including schools, universities, supermarkets, shopping centres, cafés and restaurants, while offering excellent connectivity to Nicosia city centre and the motorway. Based on the property's coordinates, the plot is located approximately 1.3 km from the University of Nicosia, 2.1 km from the Mall of Engomi, 2.7 km from the European University Cyprus, 3.8 km from the Cyprus Expo (State Fair Grounds) and 5.0 km from Eleftheria Square, making it an exceptional location for both permanent residence and investment.
Whether you are looking to build your dream home or secure a valuable residential asset in one of Nicosia's most desirable suburbs, this residential plot represents an excellent opportunity.
To discover more residential plots for sale in Nicosia, you can browse our complete portfolio directly through the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/plot/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 22 024949 or email nicosia@gplazarou.com for more information or to arrange a viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **652m²**

Further Details

Corner Plot