

For Sale, Land, Plot, Nicosia, Egkomi, 574m²

For Sale : **€ 250,000**

Description
For Sale Residential Plot In Egkomi, Nicosia
Discover an exceptional opportunity to acquire a 574m² residential plot in one of Egkomi's most desirable and well-established residential neighbourhoods. Ideally positioned in a prime location, this outstanding plot offers the perfect combination of development potential, convenience and long-term investment value, making it an excellent choice for families, developers and investors alike.
Situated within the Residential Planning Zone, the plot benefits from a 90% building density, 50% coverage factor, permission for 2 floors and a maximum building height of 10 metres. These favourable planning characteristics provide excellent flexibility for the construction of a spacious detached family residence, a modern luxury home or a small residential development, while maintaining the area's attractive residential character.
With a total area of 574 square metres, the plot offers ample space to create a beautifully designed home with landscaped gardens, outdoor entertainment areas and private parking. The generous planning allowances provide an ideal foundation for a high-quality residential project tailored to modern living requirements.
Located in one of the most sought-after areas of Egkomi, the property enjoys immediate access to a wide range of amenities, including prestigious universities, international schools, supermarkets, cafés, restaurants, healthcare facilities and shopping destinations. Based on the property's coordinates, it is located approximately 1.4 km from the University of Nicosia, 2.0 km from the European University Cyprus, 2.4 km from the Mall of Engomi, 3.5 km from the Cyprus State Fair Grounds, and 5.8 km from Eleftheria Square, offering excellent connectivity to the city centre and the rest of Nicosia.
This residential plot presents an outstanding opportunity for anyone wishing to build a bespoke family home or secure a valuable investment in one of the capital's highest-demand residential locations.
To discover more residential plots for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking 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: **574m²**

Further Details

Corner Plot