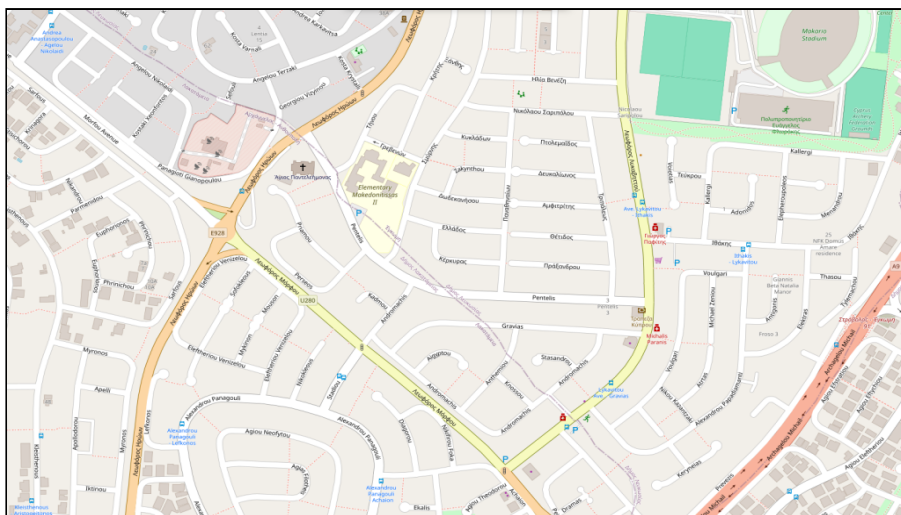




For Sale, Land, Plot, Nicosia, Egkomi, Makedonitissa

MAKEDONITISSA, (Kerkyras 8 Str), EGKOMI,
NICOSIA, REG: 4/2960

For Sale : **€ 220,000**

Description

For Sale Residential Plot in Makedonitissa, Egkomi, Nicosia

G&P Lazarou Estate Agents proudly presents this excellent residential plot for sale in the highly sought-after area of Makedonitissa, Egkomi, one of Nicosia's most prestigious and desirable residential neighbourhoods. Situated in a quiet, well-established area surrounded by modern luxury homes, the property offers an outstanding opportunity to build a beautiful family residence or make a secure long-term investment.

The plot extends to 530 sq.m. and falls within the Kα6 Residential Planning Zone (100%), offering a 90% building density, 50% coverage factor, a maximum building height of 10 metres, and permission for the construction of up to two floors. These generous planning characteristics provide excellent flexibility for the development of a spacious detached residence with landscaped gardens, outdoor entertaining areas, and private parking.

Located within a peaceful residential neighbourhood, the property enjoys excellent accessibility while maintaining a quiet and family-friendly environment. Makedonitissa remains one of the capital's most popular residential locations, offering close proximity to educational institutions, shopping centres, parks, healthcare facilities, and all everyday amenities, while providing direct access to Nicosia city centre and the motorway network.

Whether you are planning to build your dream home or looking for a valuable investment in one of Nicosia's strongest residential markets, this plot presents an exceptional opportunity.

Nearby Landmarks

University of Nicosia - approximately 2 km

European University Cyprus - approximately 2.5 km

Mall of Engomi - approximately 2 km

Alphamega Hypermarket - approximately 1.5 km

American Medical Center - approximately 2 km

Nicosia City Centre - approximately 5 km

Schools, supermarkets, cafés, restaurants, pharmacies, and all everyday amenities - within 1 km

Easy access to the motorway and all major areas of Nicosia

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: **Residential**

Height: **10**