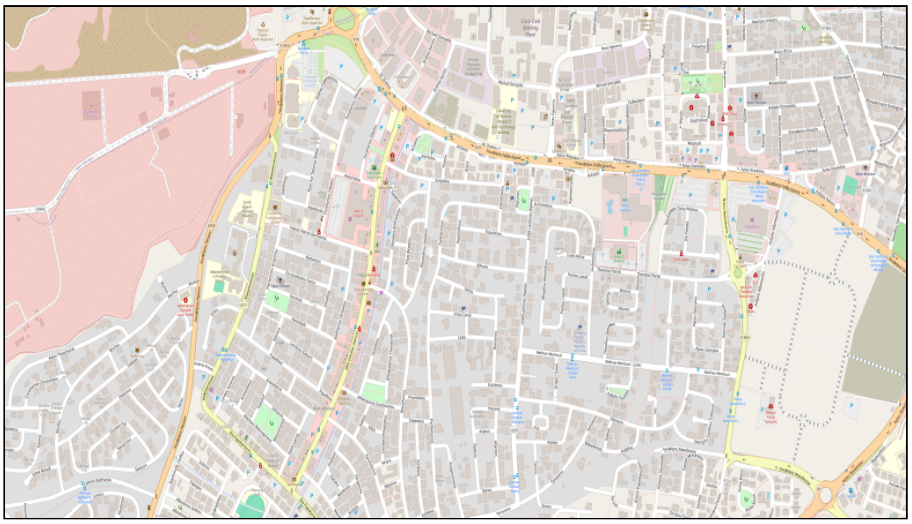

For Sale, Land, Plot, Nicosia, Egkomi, Makedonitissa, 273m²

For Sale : **€ 199,900**

Description
Residential Plot of 273 sq.m. for Sale in Makedonitissa, Engomi, Nicosia – 90% Building Density
An attractive residential plot of 273 sq.m. is available for sale in Makedonitissa, Engomi, Nicosia, situated in a highly desirable residential area known for its proximity to foreign embassies, diplomatic offices, educational institutions, shopping facilities, healthcare services and entertainment destinations. The location combines a peaceful residential environment with excellent accessibility to essential amenities and key destinations across the capital.
The property features a building density of 90%, offering promising opportunities for residential development, subject to the applicable planning and building regulations. Its manageable size makes it an appealing option for individuals looking to build a private residence, as well as investors seeking to develop property in one of Nicosia's established residential neighbourhoods.
One of the property's key advantages is its strategic location near several foreign embassies and diplomatic offices, as well as the Hilton Nicosia Hotel, Mall of Engomi, Hippocrateio Hospital and the University of Nicosia. These important landmarks provide convenient access to a wide range of amenities and services, including supermarkets, retail shops, restaurants, cafés, medical facilities and educational institutions.
The presence of foreign embassies and diplomatic missions in the wider Engomi area further enhances the location's appeal, making it particularly attractive to professionals, diplomats, embassy personnel and individuals seeking accommodation in a well-established and conveniently located residential neighbourhood.
Furthermore, the proximity to the University of Nicosia strengthens the property's investment potential, particularly for buyers considering residential accommodation for students, academics, professionals or diplomatic personnel, subject to the necessary development approvals.
The area also benefits from convenient road connections to Engomi, Makedonitissa, Strovolos and Nicosia city centre, ensuring easy access to commercial districts, business centres, government services and other key destinations across the capital.
Combining a 273 sq.m. plot area, 90% building density and a sought-after location close to foreign embassies, universities, healthcare facilities and major shopping destinations, this property presents an excellent opportunity for private buyers and investors looking for residential land with development potential in Engomi, 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/for_sale/nicosia?property_type%5Bland%5D%5Bplot%5D=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**

Area

Plot Area: **273m²**

Gallery

