



For Sale, Land, Plot, Nicosia, Egkomi, 493m²

For Sale : **€ 350,000**

Description

Build the foundation of your future with this high-value residential plot in the heart of Engomi, strategically positioned for small development and high-value living. This property is where your vision takes shape, offering a balanced opportunity between versatile design and yield potential. Located in a central, established neighborhood, this asset provides the perfect canvas for a boutique residential project in one of Nicosia's most prestigious districts.

Small Development and High-Value Living

Falling within the Kα6 residential zone, this asset is a prime choice for developers looking to balance high-value living with strategic acquisition through an antiparoxi agreement. With a building density of 90% and a coverage factor of 50%, the land offers significant versatility for a two-storey residential development. These specifications allow for a robust architectural design that maximizes floor space while maintaining the exclusivity and privacy expected in such a high-demand area. The owner's interest in a development exchange (antiparoxi) makes this a strategic acquisition for developers looking to secure a solid asset for 3 decades of experience without an upfront land purchase.

Description: Residential Plot in Engkomi area. It falls within the Residential Planning Zone Kα6 with building factor 90% and coverage 50%. The property is situated in an established residential neighborhood, surrounded by modern homes and providing excellent connectivity to urban amenities. This plot is specifically available for development exchange (antiparoxi) rather than a direct sale.

Building Density: 90%

Cover Factor: 50%

Town Planning Zone: Kα6 (Residential)

Proximity Landmarks: Located near the Hippocrateon Private Hospital and the Hilton Nicosia.

Strategic Location and Community Amenities

The true value of this property is rooted in its strategic location, bridging the gap between quiet residential life and essential urban services. This ensures that your project remains highly accessible, providing a competitive edge for future residents and developers alike.

Plots of land for sale in Engomi: A rare opportunity to secure a high-density residential plot through a development partnership. Cyprus real estate investment: A top-tier asset perfect for developers seeking high-value residential projects in a stable market. Land for sale near Hippocrateon Private Hospital: Situated just 2 minutes away from this major medical landmark and health hub. Hilton Nicosia: Reachable in just 3 minutes, offering immediate access to luxury dining, business facilities, and wellness. University of Nicosia: Located within a 4-minute drive, ensuring high demand from the academic and professional community. European University Cyprus: Positioned only 5 minutes away, providing excellent proximity to the city's main educational corridor. Nicosia City Center: A short 8-minute drive ensures your development stays perfectly connected to the capital's central business heart.

If you are looking for G&P Lazarou trusted properties that provide both prestige and a unique development structure, this Engomi site is a remarkable opportunity. Residential plots with this specific density and availability for exchange move quickly once on the market.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discover how this property can serve as the foundation of your future. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for 3 decades of experience, committed to helping you find the perfect ground for your success.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**



Area

Plot Area: **493m²**



Gallery

