



For Sale, Land, Plot, Nicosia, Egkomi, 1,989m²

For Sale : € 2,935,000

Description

Build the foundation of your future with this expansive residential and commercial plot of 1,989 sqm located in the prestigious heart of Engomi. This property is where your vision takes shape, offering a high-yield environment for those who prioritize versatile development potential and a strategic urban presence. Positioned in one of Nicosia's most dynamic corridors, this substantial site provides the perfect starting point for a landmark project that can combine high-performance corporate office space with modern urban living, catering to the capital's most demanding sectors.

High-Yield Development and Strategic Acquisition

Falling within the KΓ3 commercial and residential zone, this asset is a prime choice for high-yield development and strategic investment. With a substantial building density coefficient of 140% and a coverage factor of 50%, the land offers exceptional potential for the construction of a four-storey building up to 17 metres in height. Notably, the property carries the valuable precedent of a previously granted building permit for a 7-storey office complex, highlighting the strategic capacity for ambitious vertical development. These high-density specifications are ideal for maximizing return on investment and creating contemporary workspace environments or luxury residential units in a high-visibility urban setting. Securing a plot of this scale with such flexible zoning ensures that your project remains a high-value asset for 3 decades of experience.

Description: Residential/Commercial Plot for Sale in Engomi – 1,989 sqm. Located in a prime area with flexible development potential under zone KΓ3. Zoning allows for 140% building density, 50% coverage, 4 floors, and 17m height. The plot is flat with an even surface and benefits from an expired precedent for a 7-storey office building. Subject to VAT. The asset is situated in a high-demand commercial pocket, surrounded by professional offices and institutional buildings, providing high visibility and immediate proximity to major transportation links.

Building Density: 140%

Cover Factor: 50%

Town Planning Zone: KΓ3 (Commercial/Residential)

Proximity Landmarks: Located near the Embassy of Russia and the American Heart Institute.

Strategic Location and Community Amenities

The true value of this property is rooted in its strategic location, bridging the gap between essential urban services and the city's commercial pulse. This ensures that your project remains highly accessible, providing a competitive edge for future rental yield or resale potential.

Plots of land for sale in Engomi: A significant opportunity to secure a large-scale development site in a premium mixed-use district. Cyprus real estate investment: A top-tier asset perfect for those seeking high ROI through combined commercial and residential development.

Embassy of Russia: Situated just 2 minutes away, highlighting the prestigious and secure nature of the immediate neighborhood.

American Heart Institute: Reachable in just 3 minutes, ensuring high traffic and relevance for medical or professional consulting services.

University of Nicosia: Located within a 4-minute drive, making it a prime location for services catering to the academic and professional sectors.

Mall of Engomi: Positioned only 5 minutes away, offering immediate access to major retail, cafes, and supermarkets.

Nicosia City Center: A short 6-minute drive ensures your development stays perfectly connected to the capital's financial and administrative heart.

If you are looking for G&P Lazarou trusted properties that provide both prestige and the perfect setting for a high-yield project, this Engomi mixed-use site is a remarkable opportunity. Large plots with such superior density and historical permit precedents 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: **Commercial**

Area

Plot Area: **1,989m²**



Gallery

