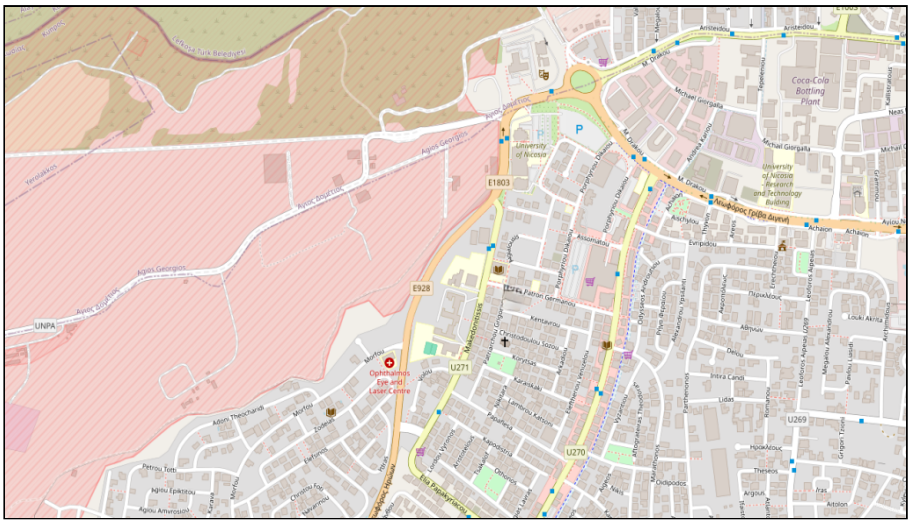

For Sale, Land, Plot, Nicosia, Egkomi, Makedonitissa, 502m²

For Sale : **€ 540,000**

Description
For Sale | Prime Corner Residential Plot of 502 m² in Engomi, Nicosia – 120% Building Density
A prime corner residential plot with a total area of 502 m² is available for sale in the sought-after residential area of Engomi, Nicosia, offering excellent potential for residential development and investment purposes.
The property benefits from its advantageous corner position, lies at the same level as the adjoining road and has direct access via a registered public road, facilitating accessibility and offering flexibility in architectural design.
The plot features a building density of 120% and a coverage ratio of 50%, providing significant development potential for the construction of a private residence or a residential apartment building, subject to the relevant planning regulations and approvals.
The owner is also interested in exchanging the plot for a house located near the motorway, particularly in the wider GSP Stadium area of Nicosia.
Located in a highly desirable area of Engomi, the property benefits from proximity to educational institutions, green spaces, supermarkets and everyday amenities. Important nearby points of interest include University of Nicosia | Makedonitissa A Primary School | Agion Panton Church and Park | Ophthalmos Eye and Laser Centre | Makedonitissa Avenue.
Combining its prime location, corner position, favourable building density and registered road access, this plot represents an attractive opportunity for private buyers, investors and property developers seeking residential development opportunities in one of Nicosia's most established residential areas.
To discover more land for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link: https://gplazarou.com/properties/for_sale-land/Nicosia
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com for further information or to arrange a viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **14**

Area

Plot Area: **502m²**

Further Details

Corner Plot

Gallery

