



For Sale, Land, Plot, Nicosia, Egkomi, 558m²

For Sale : € 400,000

Description

Build the foundation of your future with this exceptional residential plot located in one of the most prestigious and established areas of Engomi. This property is where your vision takes shape, offering a serene and high-value environment for those who prioritize privacy, space, and a refined quality of life. Situated in an elite residential enclave, this site provides a unique opportunity to create a private sanctuary in a neighborhood characterized by modern architecture and a tranquil atmosphere.

Small Development and High-Value Living

Falling within the Ka4 residential zone, this asset is a prime choice for those looking to balance high-value living with excellent yield potential. With a building density of 90% and a coverage factor of 50%, the land offers significant versatility for the creation of a bespoke luxury residence or a high-end small development. These specifications allow for a robust architectural design that maximizes floor space while maintaining the privacy and elegance required in such a prestigious district. The availability of a title deed and its position in a high-demand area ensure that your investment remains a secure and solid asset for 3 decades of experience.

Description: Residential Plot in Engomi area. It falls within the Residential Planning Zone Ka4 with building factor 90% and coverage 50%. Title deed is available. The land is situated in a high-demand residential pocket, surrounded by modern villas and offering a peaceful living environment within a well-established community.

Building Density: 90%

Cover Factor: 50%

Town Planning Zone: Residential (Ka4)

Proximity Landmarks: Located near the Hilton Nicosia and the European University Cyprus.

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 resale or long-term residency.

Plots of land for sale in Engomi: A significant opportunity to secure a high-density residential plot in a premium district.

Cyprus real estate investment: A top-tier asset perfect for those seeking capital appreciation and a high-quality lifestyle.

Hilton Nicosia: Situated just 1 minute away, providing immediate access to luxury dining, business facilities, and wellness centers.

European University Cyprus: Reachable in just 2 minutes, making it a prime location for academic professionals and families.

Metochi Kykkou: Located within a 3-minute drive, offering a peaceful and iconic landmark within the immediate area.

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

Nicosia City Center: A short 6-minute drive ensures your home 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 the perfect setting for a custom project, this Engomi site is a remarkable opportunity. Residential plots with this specific density in such a coveted location 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: **558m²**





Gallery

