



For Sale, Land, Plot, Nicosia, Egkomi, 1,468m²

For Sale : **€ 1,300,000**

Description

Build the foundation of your future with this exceptional commercial and industrial development opportunity located in the highly sought-after Special Zone of Engomi. This asset represents a strategic acquisition for those looking to maximize floor area and capitalize on the intense demand for versatile commercial space, professional offices, or specialized research centers in Nicosia's primary industrial-commercial corridor. The property offers the perfect starting point for a landmark project designed to combine high-performance industrial capabilities with modern corporate standards.

High-Yield Development and Strategic Acquisition

Falling within the specialized EP2 planning zone, this property is a premium choice for high-yield development and strategic investment. With a substantial building density coefficient of 160% and a coverage factor of 50%, the land offers exceptional potential for the construction of multi-storey buildings suitable for a wide range of high-value uses. These specifications are ideal for maximizing return on investment through the development of specialized commercial facilities, such as supermarkets, sports centers, or high-rise office complexes that serve the surrounding business community. Securing a plot with such favorable building factors in a central, well-organized industrial municipality ensures that your development remains a high-value asset for 3 decades of experience.

Description: Excellent commercial plot in the industrial area of Engomi. It falls within the Special Area Planning Zone EP2, which supports mixed commercial and specialized industrial activities. The property is suitable for the construction of high-density buildings, including professional offices, showrooms, and research centers. The asset is situated in a high-demand commercial pocket, providing high visibility and immediate proximity to major transportation links and essential city services.

Building Density: 160%

Cover Factor: 50%

Town Planning Zone: EP2 (Special Use/Commercial)

Proximity Landmarks: Located near the University of Nicosia and the State Fair Grounds.

Strategic Location and Community Amenities

The true value of this property is rooted in its strategic location, bridging the gap between essential industrial 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.

Commercial plots for sale in Engomi: A significant opportunity to secure a high-density development site in a premium mixed-use district.

Cyprus real estate investment: A top-tier asset perfect for those seeking high ROI and strategic commercial development potential.

University of Nicosia: Situated just 2 minutes away, ensuring high traffic and relevance for professional or student-related services.

State Fair Grounds: Reachable in just 3 minutes, highlighting the prominent and well-connected nature of the immediate neighborhood.

Mall of Engomi: Located within a 4-minute drive, offering immediate access to major retail, cafes, and supermarkets.

Makario Stadium: Positioned only 5 minutes away, providing excellent visibility and access to major infrastructure.

Nicosia City Center: A short 8-minute drive ensures your development stays perfectly connected to the capital's financial 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 site is a remarkable opportunity. Plots with 160% density in the EP2 zone are highly sought after and 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: **1,468m²**



Gallery

