


# For Sale, Land, Plot, Nicosia, Egkomi, 1,360m²

For Sale : **€ 900,000**

**Description**
Build the foundation of your future with this expansive residential plot of 1360 sqm located in the prestigious heart 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. Boasting a generous surface area and a prime location close to all essential amenities, this site provides a unique opportunity to create a grand private sanctuary or a signature family estate in one of Nicosia's most elite residential enclaves.

Family Living and Long-term Investment

Falling within the Kα6 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 of up to 2 floors and 10 metres in height, maximizing floor space while maintaining the privacy and elegance required in such a prestigious district. The irregular shape of the plot provides a creative canvas for unique landscaping and architectural features, ensuring your investment remains a secure and solid asset for 3 decades of experience.

Description: Residential plot 1360sqm located in Engomi close to all amenities and services. The plot has an irregular shape. It falls within the residential planning zone Kα6 with 90% building density, 50% coverage, 2 floors and a maximum height of 10m. Title deeds 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: Kα6 (Residential)
Proximity Landmarks: Located near the Hilton Nicosia and the Embassy of Egypt.

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 large 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 2 minutes away, providing immediate access to luxury dining, business facilities, and wellness centers.
Embassy of Egypt: Reachable in just 1 minute, highlighting the prestigious and secure nature of the immediate neighborhood.
University of Nicosia: Located within a 4-minute drive, making it an ideal location for academic professionals and families.
Mall of Engomi: Positioned only 5 minutes away, offering immediate access to high-end retail, cafes, and supermarkets.
Nicosia City Center: A short 7-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 of this size 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

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

## Main Features

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| Property Subtype: **Plot** | Town Planning Zone: **Residential** | Height: **10** |

## Area

Plot Area: **1,360m²**

# Gallery

