



#14778

Spacious Building Plot of 781 sq.m. for Sale in Egkomi, Nicosia (14778)

 Egkomi, Nicosia

€995,000



Overview

Specifications

Area

 **781 m²**

Type	Building Plot	Title deed	Yes
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Description

For Sale – Prime Corner Plot in Nicosia

This is a well-positioned commercial plot located in one of Nicosia's most sought-after areas, offering an exceptional opportunity for redevelopment or investment.

The property enjoys a prominent corner position with excellent visibility and accessibility, making it ideal for a range of development possibilities — from modern commercial premises to luxury residential or mixed-use projects.

Property Details

Plot Area: 781 m²

Corner Frontage: Dual road access offering excellent exposure

Planning Zone: Eβ2

Building Density: 180%

Coverage Ratio: 50%

Maximum Floors: 8 (up to 31 m height)

Title Deed: Available

The plot currently accommodates a ground-floor structure with a basement, which is considered economically obsolete and does not reflect the highest and best use of the land — presenting a strong redevelopment opportunity.



Additional information

Features

City view

Corner

Easy access to main roads

Investment opportunity

Near amenities

Near bus route

Distances

Amenities

 2.5 km

Airport

 50 km

Sea

 50 km

Public transport

 200 m

Schools

 200 m

Resort

 3.3 km

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Eβ2	50%	180%	31 m	8	-

Contact us



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