

#183894

# Prime Commercial Plot in Engomi, Nicosia

📍 Egkomi Lefkosias, Nicosia

€995,000









# Overview

## Specifications

Area

 781 m<sup>2</sup>

Type

Building Plot

## Description

This is a well-positioned commercial plot located in the sought-after area of Engomi, Nicosia. The asset lies just 200 meters southwest of Prodromou and Vyzantiou intersection and approximately 450 meters from the junction of Griva Digeni and Prodromou avenues. It enjoys a highly visible location directly opposite Engomi High School and is only 200 meters northeast of Kykkos A' Lyceum. The plot spans a total area of 781sq.m. and benefits from a prominent corner position. It features 20 meters of frontage along Stasinou Street (west) and 40 meters along Andreas Dimitriou Street (south), offering excellent accessibility and visibility. The property currently includes a ground-floor structure with a basement. According to the area's planning zone, the existing structure is considered economically obsolete and does not reflect the highest and best use of the site, presenting a strong redevelopment opportunity. The property falls within Zone Eβ2, with a building coefficient of 180%, coverage of 50%, and permission for 8 floors (31m) of construction. There is a title deed in place that corresponds to the land.



# Additional information

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Eβ2	50%	180%	31 m	8	100%

## Contact us



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