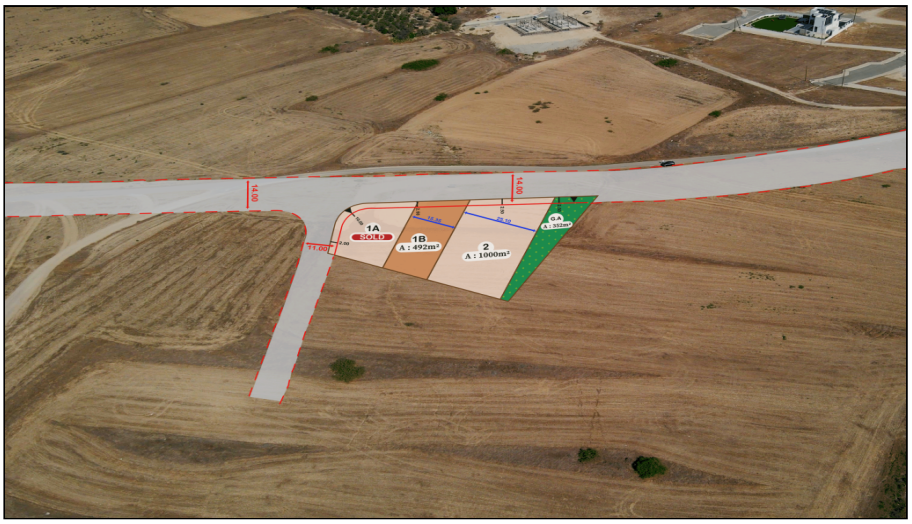


For Sale, Land, Plot, Nicosia, Geri, 1,000m²

For Sale : **€ 210,000**

Description
Elevate your standard of living with this exceptional residential plot, currently under division in one of Geri's most prestigious and naturally beautiful locales. Situated on a prominent hilltop northeast of the renowned former Laiki Sporting Club, this property is a standout choice for those prioritizing Family Living and a secure Long-term Investment. The elevated topography not only ensures refreshing breezes but also provides captivating city views, making it an ideal setting for a bespoke luxury residence.

Falling within the Residential Planning Zone Kα8, the plot features a 60% building density and 35% coverage factor. These parameters are perfectly aligned with creating high-quality, low-density homes that emphasize privacy and architectural freedom. With these factors, you can design a grand two-story villa that balances spacious interiors with expansive outdoor gardens, taking full advantage of the panoramic vantage point. As plots of land for sale in Geri continue to rise in value, this strategic acquisition represents a premium entry into the Cyprus real estate investment market.

The location offers a rare combination of serene, "club-adjacent" tranquility and modern accessibility. Positioned as a land for sale near Athalassa National Forest Park, you are just a short drive from Nicosia's primary green lung, as well as the University of Cyprus and The Mall of Cyprus. G&P Lazarou trusted properties brings a 34-year legacy of authoritative market leadership to this project, ensuring that every detail—from the modern infrastructure of the division to the registration of roads—is handled with professional excellence.

Strategic Proximity & Landmarks
Leisure: Located just Northeast of the ex Laiki Sporting Club area.

Nature: ~3.5 km (approx. 7-minute drive) from the lush Athalassa National Forest Park.

Education: ~4.2 km (approx. 8-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: ~3.8 km (approx. 7-minute drive) from The Mall of Cyprus and IKEA.

Connectivity: Seamless access to the Nicosia-Limassol motorway and Geri's main service arteries.

Key Property Features
Location: Geri, Nicosia (Hilltop Position with City Views)

Status: Under-Division Project (Benefiting from new roads and utility infrastructure)

Town Planning Zone: Kα8 (Residential)

Building Density: 60% (Optimized for custom luxury family homes)

Coverage Factor: 35%

Permitted Height: 2 Floors (10 meters maximum)

Topography: Elevated terrain providing natural drainage and superior vistas.

Note: The price is subject to V.A.T.

G&P Lazarou trusted properties has been a pillar of the Cypriot real estate market for over 34 years, providing professional expertise and a dedicated legacy of trust for every client.

Would you like me to calculate the specific buildable area for a multi-level design on this plot or provide the estimated timeline for the final title deed issuance? Contact G&P Lazarou today for a private consultation.

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

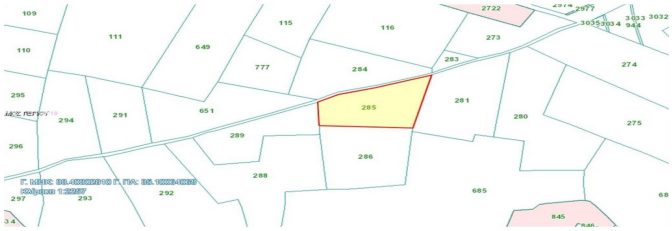
Area

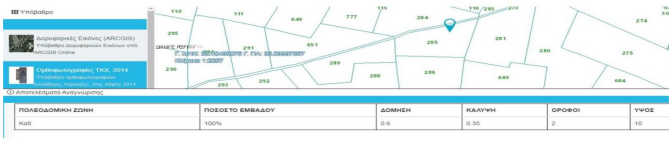
Plot Area: **1,000m²**

Gallery






109
111
110
649
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116
777
284
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Υπόβαθρο
Δορυφορικές Εικόνες (ARCGIS)
Συστήματα πρόσκτησης
Ο Αποκλεισμός Ανάγνωσης
ΠΟΛΕΟΔΟΜΙΚΗ ΖΩΝΗ
ΠΟΣΟΣΤΟ ΕΜΒΑΔΟΥ
ΔΟΜΗΣΗ
ΚΑΛΥΨΗ
ΟΡΟΦΟΙ
ΥΨΟΣ
Κατ
100%
0.6
0.35
2
10









