



For Sale, Land, Plot, Nicosia, Geri, 1,062m²

For Sale : **€ 298,000**

Description

Prime Opportunity for Modern Living: 1,062m² Double Plot in Geri

Unlock the potential of this expansive 1,062m² double residential plot, perfectly situated in a thriving area of Geri. With a Building Density of 90%, this property offers an exceptional balance between Small Development and High-Value Living. Whether you are looking to build a large-scale luxury residence with extensive grounds or a boutique multi-unit project, this plot provides the versatility and yield potential that savvy investors demand in 2026.

The generous 50% coverage factor in the Kα6 planning zone allows for substantial ground-floor footprints, making it ideal for modern architectural designs that prioritize indoor-outdoor flow. As plots of land for sale in Geri continue to see steady appreciation, this specific double plot stands out for its readiness—featuring a Title Deed, registered road access, and close proximity to Nicosia's primary amenities. It is a premier choice for a Cyprus real estate investment that combines suburban comfort with high-yield development possibilities.

Conveniently located near the University of Cyprus and major retail hubs, this property ensures that your future development is always in high demand. Its position near the Athalassa National Forest Park adds a layer of lifestyle value, offering a green escape just minutes from your doorstep. G&P Lazarou trusted properties ensures this strategic acquisition is backed by 32 years of market-leading expertise.

Strategic Proximity & Landmarks

Education: 2.3 km (approx. 4-minute drive) from the University of Cyprus (UCY).

Nature: 2.8 km (approx. 5-minute drive) from the lush Athalassa National Forest Park.

Shopping & Retail: 3.6 km (approx. 6-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: 3.9 km (approx. 7-minute drive) from Nicosia General Hospital.

Connectivity: Immediate access to Geri's main services and the Nicosia-Limassol motorway.

Key Property Features

Location: Geri, Nicosia (Residential Area)

Plot Size: 1,062 m² (Double Plot)

Planning Zone: Kα6 (Residential)

Building Density: 90% (High-value residential yield)

Coverage Factor: 50%

Permitted Height: 2 Floors (10 meters maximum)

Access: Frontage on a Registered Road

Legal: Title Deed Available

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**



Area

Plot Area: **1,062m²**



Gallery

