



For Sale, Land, Plot, Nicosia, Geri, 530m²

For Sale : **€ 180,000**

Description

Elite Family Heritage: 530sq.m Elevated Corner Plot in Geri

Secure a distinguished foundation for your family's future with this exceptional 530sq.m corner residential plot, located in a prime, elevated area of Geri, Nicosia. This property is an outstanding choice for those prioritizing Family Living and a stable Long-term Investment. Its elevated position offers refreshing breezes and potential city views, while the corner orientation provides superior natural light and architectural flexibility for a bespoke residence.

Falling within the Residential Planning Zone Kα8, the plot features a 60% building density and 35% coverage. These parameters allow for a total buildable area of approximately 318sq.m across two floors—ideal for a spacious family home with ample room for private gardens and outdoor living. Additionally, this property abuts a green area, ensuring a permanent sense of openness and privacy. As plots of land for sale in Geri continue to attract interest, this VAT-exempt (0%) opportunity represents a high-value entry into the Cyprus real estate investment market.

The location offers a perfect blend of suburban serenity and urban accessibility. Situated as a land for sale near Athalassa National Forest Park, you are just minutes away from Nicosia's primary green lung and top-tier amenities. G&P Lazarou trusted properties brings a 34-year legacy of excellence to this listing, with our assigned agent, Petros Lazarou, ready to guide you through every step of this acquisition.

Strategic Proximity & Landmarks

Nature: ~2.3 km (approx. 5-minute drive) from the lush Athalassa National Forest Park.

Education: ~3.0 km (approx. 5-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: ~2.9 km (approx. 5-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: ~3.2 km (approx. 6-minute drive) from Nicosia General Hospital.

Connectivity: Immediate access to registered roads with water and electricity utilities already available on-site.

Key Property Features

Location: Geri, Nicosia (Elevated Corner Position)

Total Area: 530sq.m

Tax Status: NO VAT! (Significant savings for individual buyers)

Town Planning Zone: Kα8 (Residential)

Building Density: 60% (Ideal for custom family homes)

Coverage Factor: 35%

Special Features: Corner plot, abuts a green area, offers city views.

Utilities: Full access to water and electricity networks.

Topography: Elevated terrain ensuring better views and airflow.

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 exact buildable interior square meters for a two-story design on this plot or schedule a viewing with Petros Lazarou? 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: **530m²**



Gallery

