

For Sale, Land, Plot, Nicosia, Geri, 523m²

For Sale : **€ 239,000**

Description
Elite Residential Asset: Prime 80% Density Plot in Pen Hill Heights
Elevate your investment portfolio with this prestigious residential plot located in the highly coveted Pen Hill area of Geri. Positioned as a premier choice for Small Development and High-Value Living, this property offers a rare combination of elevated prestige and significant architectural flexibility. With a robust Building Density of 80%, this site is the ideal canvas for a luxury multi-unit project or a grand private estate that commands both views and value.

The 45% coverage factor within the Kα7 Planning Zone ensures that any future development remains sophisticated and airy, providing ample space for premium outdoor amenities such as infinity pools, expansive sun decks, and manicured gardens. As plots of land for sale in Geri—and specifically within the sought-after Pen Hill enclave—continue to see steady appreciation, this site represents a secure and authoritative Cyprus real estate investment. With a Title Deed available, this "ready-to-build" asset is a strategic acquisition for those looking to capitalize on Nicosia's most desirable suburban expansion.

Located just minutes from the lush Athalassa National Forest Park, this property offers a unique lifestyle where nature meets urban convenience. Its proximity to major landmarks like the University of Cyprus and The Mall of Cyprus ensures that your investment is anchored by the capital's most vital infrastructure. G&P Lazarou trusted properties brings 32 years of market-leading expertise to ensure your path from acquisition to construction is handled with professional integrity.

Strategic Proximity & Landmarks
Nature: 1.9 km (approx. 4-minute drive) from the green expanse of Athalassa National Forest Park.

Shopping & Lifestyle: 2.8 km (approx. 5-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: 3.0 km (approx. 6-minute drive) from Nicosia General Hospital.

Education: 3.8 km (approx. 7-minute drive) from the University of Cyprus (UCY).

Connectivity: Immediate access to the Nicosia-Limassol motorway and key city center arteries.

Key Property Features
Location: Pen Hill Area, Geri, Nicosia

Planning Zone: Kα7 (Residential)

Building Density: 80% (Optimized for high-end residential yield)

Coverage Factor: 45%

Permitted Height: 2 Floors (10 meters maximum)

Legal: Title Deed Available for immediate transfer.

Suitability: Perfectly suited for a bespoke luxury villa or a high-end boutique development.

G&P Lazarou trusted properties has been a pillar of the Cypriot real estate market for over 32 years, providing professional expertise and a dedicated legacy of trust for every client.

Would you like to review the topographical survey or schedule a private site visit to experience the panoramic views of Pen Hill? 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: **523m²**

Gallery

