



For Sale, Land, Plot, Nicosia, Geri, 712m²

VRYSOUDIA, GERI, NICOSIA, REG. 0/4551

For Sale : **€ 300,000**

Description

Elite Residential Plot in Pen Hill: Prime 80% Density Opportunity
Elevate your architectural vision with this premium residential plot in the prestigious Pen Hill area of Geri. Perfectly balanced for Small Development or High-Value Living, this property offers a rare combination of elevated positioning and high development potential. With a Building Density of 80%, it is an ideal choice for a luxury detached villa or a high-yield boutique residential project.

The 45% coverage factor ensures that your development maintains an airy, sophisticated feel, providing ample room for private amenities like an infinity pool, landscaped gardens, and spacious outdoor entertainment areas. As plots of land for sale in Geri continue to appreciate, especially in the exclusive Pen Hill enclave, this site represents a Strategic Acquisition with a clear path to value, supported by an available Title Deed.

Located on a Registered Road with immediate access to the capital's most vital infrastructure, this property is an authoritative choice for a Cyprus real estate investment. Its proximity to the Athalassa National Forest Park offers a unique blend of nature and prestige, while its position near the University of Cyprus and The Mall of Cyprus ensures that urban convenience is never compromised.

Strategic Proximity & Landmarks

Nature & Recreation: 1.8 km (4-minute drive) from the lush Athalassa National Forest Park.

Education: 3.5 km (6-minute drive) from the University of Cyprus (UCY).

Healthcare: 3.1 km (5-minute drive) from Nicosia General Hospital.

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

Connectivity: Seamless access to the Nicosia-Limassol highway and central Nicosia.

Key Property Features

Location: Pen Hill Area, Geri, Nicosia

Planning Zone: Kα7 (Residential)

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

Coverage Factor: 45%

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**

Height: **10**

Area

Plot Area: **712m²**



Gallery

