



For Sale, Land, Plot, Nicosia, Geri, 737m²

VRYSOUDIA, GERI, NICOSIA, REG. 0/4552

For Sale : **€ 300,000**

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This residential plot in the prestigious Pen Hill area of Geri represents a premier opportunity for a high-impact development in one of the capital's most exclusive suburban enclaves. Falling within the Ka7 planning zone, the property offers a significantly higher building density of 80% and a 45% coverage factor, making it an ideal candidate for a luxury multi-unit residential project or a substantial high-specification detached villa. In March 2026, the local market is exceptionally robust following the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution on rental income, drastically improving the net acquisition value and yield potential for investors. Furthermore, the 2026 market is supported by the 6th Edition of the Housing Scheme for the Revitalization of Specific Areas, which launched on March 2, 2026, providing substantial financial incentives for primary residence construction in the Nicosia district. The plot's position in a purely residential area characterized by luxury villas ensures a secure and appreciating asset, a standard of quality we have prioritized for 3 decades of experience.

Description Residential plot in the well-known Pen Hill area. The property is located in a purely residential neighborhood characterized by luxury detached villas and enjoys very good accessibility through the main roads of Athalassas-Geri and Latsia-Geri. It falls within the Ka7 Residential Planning Zone with an 80% building density and 45% coverage. Its elevated position and proximity to major amenities make it a prime choice for developers and private owners alike. Title deed is available.

Building Data

Building Density: 80%

Cover Factor: 45%

Town Planning Zone: Residential (Zone Ka7)

Project Potential: Luxury Villa or Multi-Unit Residential

Maximum Floors: 2 (standard)

Maximum Height: 10 meters

Proximity Landmarks

Athalassa National Forest Park is the region's premier natural landmark, located within a 5-minute drive and offering over 20 kilometers of trails for recreation and outdoor exercise.

Geri Elementary School B and Geri Elementary School A are the primary educational facilities for the area, located within the municipality and providing modern learning environments for local families.

Gymnasio Geriou is the local secondary school situated on Athalassas Avenue, serving as a central educational pillar for the community.

The University of Cyprus (UCY) and its expanding campus in Aglantzia are reachable within 8-10 minutes, making this a strategic location for academic professionals and high-end rentals.

The Mall of Cyprus and IKEA are located approximately 7 minutes away at the entrance of Nicosia, offering unparalleled retail and entertainment options.

Nicosia General Hospital, the island's primary medical center, is situated in close proximity to the mall, ensuring immediate access to top-tier healthcare.

Strategic Location and Urban Connectivity

The value of this property is reinforced by its location in the "Pen Hill" district, which serves as a prestigious bridge between Geri, Latsia, and Aglantzia, offering a peaceful residential atmosphere with high-speed access to the capital via the recently delivered 2026 road bypass networks.

Plots of land for sale in Geri Pen Hill: A rare opportunity to acquire a high-density plot in the municipality's most elite residential



quarter.
Cyprus real estate investment: A high-value asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.
Government Housing Subsidy: As of March 23, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with grants for eligible applicants.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating residential units into the affordable rental market with zero income tax on such rents for a four-year period.
Capital Gains Tax Relief: The 2026 reforms have increased lifetime exemptions for the disposal of a primary residence to 150,000 euro, providing significant tax savings for end-users.
Development Efficiency: The 80% building density is a strategic advantage for developers looking to maximize the square footage of luxury residences or small apartment blocks.
Digital Infrastructure: Pen Hill is fully covered by the 2026 high-speed fiber-to-the-home expansion, supporting the needs of remote executives and modern smart home systems.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of elite prestige and high-yield development potential, this Pen Hill plot is an unparalleled opportunity. Land with 80% density in such a sought-after area is a primary choice for the 2026 market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-value residential site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

Property Type: Land	Status: Available	Website
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Main Features

Property Subtype: Plot	Town Planning Zone: Residential	Height: 10
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Area

Plot Area: **737m²**



Gallery

