

For Sale, Land, Plot, Nicosia, Geri, 600m²

For Sale : **€ 130,000**

Description
Strategic Residential Investment: 80% Density Plots Under Division in Geri
Positioned in a high-demand residential corridor, these "under division" plots in Geri offer a premier opportunity for both Small Development and High-Value Living. With a Building Density of 80%, this project strikes the perfect balance between versatility and yield potential, making it an ideal choice for a bespoke luxury residence or a boutique multi-unit development.

The strategic location is a primary driver for this Cyprus real estate investment. Situated exactly 4 km south of the University of Cyprus and 4 km southeast of the Nicosia General Hospital, these plots cater to professionals and academics seeking premium housing near the capital's core infrastructure. The 45% coverage factor ensures that any development maintains an airy, sophisticated feel with ample space for private amenities.

Whether you are looking to acquire a single plot for a custom family home or a developer seeking a Strategic Acquisition, these plots of land for sale in Geri provide the security of a growing community and the convenience of rapid highway access. G&P Lazarou trusted properties ensure that every aspect of the division process meets the highest professional standards.

Proximity & Strategic Landmarks
Education: 4 km (6-minute drive) from the University of Cyprus (UCY).

Healthcare: 4 km (7-minute drive) from Nicosia General Hospital.

Shopping & Retail: 3.7 km (6-minute drive) from The Mall of Cyprus and IKEA.

Nature: 2.6 km (5-minute drive) from Athalassa National Forest Park.

Connectivity: Immediate access to the Nicosia-Limassol Highway and Geri center.

Key Property Features
Location: Geri, Nicosia

Status: Plots Under Division (Available separately or as a package)

Zoning: Residential (Kα7)

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

Coverage Factor: 45%

Permitted Height: 2 Floors (10 meters)

Infrastructure: Registered Road access and full utility provisions upon completion of division.

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**

Area

Plot Area: **600m²**