



For Sale, Land, Plot, Nicosia, Geri, 598m²

For Sale : **€ 153,000**

Description

Secure an exceptional foundation for your future in one of Nicosia's most tranquil and rapidly developing suburbs. This under-division residential plot in Geri is perfectly tailored for Family Living and a stable Long-term Investment. Highlighting a remarkable 32.10 meters of street frontage, this property offers superior curb appeal and the architectural freedom to design a custom-built home with impressive presence and multiple access points.

With a Building Density of 60% and a 35% coverage factor within the Kα8 Planning Zone, the focus is firmly on privacy and high-quality, low-density living. These parameters allow for a spacious two-story residence with ample room for private landscaped gardens, outdoor entertainment areas, or a swimming pool. As plots of land for sale in Geri continue to attract discerning buyers, this strategic acquisition represents a premium entry into the Cyprus real estate investment market, ensuring modern infrastructure and direct access to a registered road.

The location offers a harmonious blend of suburban serenity and urban accessibility. Situated as a land for sale near Athalassa National Forest Park, residents can enjoy Nicosia's primary green lung just minutes away, while remaining close to the University of Cyprus and The Mall of Cyprus. G&P Lazarou trusted properties brings 32 years of authoritative market expertise to this division, ensuring a seamless and professional path from acquisition to construction.

Strategic Proximity & Landmarks

Nature: ~2.1 km (approx. 4-minute drive) from the lush Athalassa National Forest Park.

Education: ~4.1 km (approx. 7-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: ~3.0 km (approx. 5-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: ~3.3 km (approx. 6-minute drive) from Nicosia General Hospital.

Connectivity: Immediate access to the Nicosia-Limassol motorway and Geri's main service hubs.

Key Property Features

Location: Geri, Nicosia (Residential Sector)

Street Frontage: 32.10 Meters (Exceptional width for architectural flexibility)

Status: Under-Division Project (Ensuring brand-new infrastructure)

Town Planning Zone: Kα8 (Residential)

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

Coverage Factor: 35%

Permitted Height: 2 Floors (10 meters maximum)

Infrastructure: To be served by a brand-new Registered Road.

Note: The price is subject to V.A.T.

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 me to prepare a calculation of the maximum buildable area for this plot or check if any adjacent plots are available to extend your frontage further? 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: **598m²**



Gallery

