



## For Sale, Land, Plot, Nicosia, Geri, 524m<sup>2</sup>

For Sale : **€ 150,000**

### Description

Discover a premier development opportunity in the heart of Geri, Nicosia. Strategically positioned with a robust Building Density of 80%, this residential plot is perfectly balanced between Small Development and High-Value Living. Whether you are an investor looking for versatility and yield potential or a family seeking to build a dual-residence property, this site offers the ideal planning parameters to bring your vision to life.

With a 45% coverage factor within the Kα7 Town Planning Zone, this plot provides significant architectural flexibility. The site is uniquely suited for the development of one or two family homes, ensuring that each residence enjoys ample footprint for premium amenities such as private gardens, swimming pools, and spacious outdoor living areas. As plots of land for sale in Geri continue to appreciate, this property stands out as a secure Cyprus real estate investment in a quiet, yet rapidly modernizing suburban hub.

The location offers a rare combination of tranquility and urban accessibility. Situated just a short drive from the Athalassa National Forest Park and within easy reach of the University of Cyprus, this site is anchored by Nicosia's most vital infrastructure. With a Title Deed available, this "ready-to-build" asset represents a strategic acquisition for those looking to capitalize on the high demand for quality suburban housing. G&P Lazarou trusted properties brings 32 years of market-leading expertise to ensure your investment is handled with professional integrity.

### Strategic Proximity & Landmarks

Nature: ~3.0 km (approx. 6-minute drive) from the lush Athalassa National Forest Park.

Education: ~3.5 km (approx. 7-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: ~3.8 km (approx. 7-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: ~4.2 km (approx. 8-minute drive) from Nicosia General Hospital.

Connectivity: Seamless access to the Nicosia-Limassol motorway and Geri's central commercial services.

### Key Property Features

Location: Geri, Nicosia (Strategic Residential Hub)

Planning Zone: Kα7 (Residential)

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

Coverage Factor: 45%

Permitted Height: 2 Floors (10 meters maximum)

Potential: Ideal for 1 or 2 family homes or a boutique boutique development.

Legal: Title Deed Available for immediate transfer.

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 calculate the maximum buildable square meters for this plot based on its exact size, or schedule a private site visit? 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: **524m<sup>2</sup>**

---



## Gallery

