



### For Sale, Land, Plot, Nicosia, Geri, 570m<sup>2</sup>

For Sale : **€ 130,000**

#### Description

Discover the ideal setting for your family's future with this residential parcel in the thriving Geri area. Part of a professional under-division project, this plot is specifically designed for those who prioritize Family Living and a stable Long-term Investment. It offers a serene suburban environment that serves as the perfect canvas for a custom-built home tailored to your unique lifestyle.

With a Building Density of 60%, the emphasis here is on space, privacy, and quality construction. The 35% coverage factor ensures that your residence can be surrounded by ample outdoor space for gardens, play areas, or a private pool. As plots of land for sale in Geri continue to be a top choice for families, this parcel stands out for its well-planned layout and strategic position within the Ka8 residential zone.

Investing in land for sale near Athalassa National Forest Park ensures that nature is always within reach, while the proximity to the University of Cyprus and major retail hubs like The Mall of Cyprus provides the urban convenience modern families require. This property represents an authoritative choice for a Cyprus real estate investment, blending a peaceful residential atmosphere with high-value location perks.

#### Proximity & Strategic Landmarks

Education: 1.8 km (4-minute drive) from the University of Cyprus (UCY).

Nature: 2.1 km (4-minute drive) from the green expanse of Athalassa National Forest Park.

Shopping & Leisure: 3.5 km (6-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: 3.9 km (7-minute drive) from Nicosia General Hospital.

Sports & Local Life: 2.4 km (4-minute drive) from the Kyriakos Kakoullis Stadium and Geri Town Center.

#### Key Property Features

Location: Geri, Nicosia

Zoning: Ka8 (Residential)

Building Density: 60% (Optimized for custom family villas)

Coverage Factor: 35%

Permitted Height: 2 Floors (10m maximum)

Status: Under-Division Project

Infrastructure: Registered Road access included in the division project.

#### Details

Property Type: **Land**

Status: **Available**

[Website](#)

#### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

#### Area

Plot Area: **570m<sup>2</sup>**



## Gallery

