



## For Sale, Land, Plot, Nicosia, Geri, 636m<sup>2</sup>

For Sale : € 165,000

### Description

Secure a distinguished foundation for your family's future in the quiet and rapidly evolving suburb of Geri. This residential plot, currently under division, is perfectly tailored for Family Living and a stable Long-term Investment. The "under-division" status ensures that your future property will benefit from brand-new, modern infrastructure, including paved registered roads and direct access to essential utilities, providing a seamless start to your construction journey. With a Building Density of 60% and a 35% coverage factor within the Kα8 Residential Planning Zone, the focus is firmly on high-quality, low-density living. These favorable building factors allow for a spacious two-story residence with ample room for private landscaped gardens, outdoor entertainment areas, or a swimming pool—ideal for creating a custom sanctuary. As plots of land for sale in Geri continue to attract interest due to their proximity to the capital and nature, this strategic acquisition represents a premium entry into the Cyprus real estate investment market. 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 within easy reach of the University of Cyprus, The Mall of Cyprus, and the General Hospital. G&P Lazarou trusted properties brings 32 years of authoritative market expertise to this development, ensuring a professional and reliable path from acquisition to the completion of your dream home. Strategic Proximity & Landmarks Nature: ~2.5 km (approx. 5-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: ~3.0 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 (Strategic Residential Enclave) Status: Under-Division Project (Modern infrastructure and registered road access) Town Planning Zone: Kα8 (Residential) Building Density: 60% (Ideal for large custom family homes) Coverage Factor: 35% Permitted Height: 2 Floors (10 meters maximum) Development Potential: Suitable for high-end single-family villas or investment residences. Note: The price is subject to V.A.T. (Potential reduced 5% rate for primary residence, subject to eligibility). 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 area for a specific plot size in this division or provide a status update on the division works? 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: **636m<sup>2</sup>**



## Gallery

