



For Sale, Land, Plot, Nicosia, Geri, 541m²

For Sale : **€ 146,000**

Description

Secure the perfect foundation for your family's future with this 540sq.m residential plot, currently under division in a prime, burgeoning sector of Geri, Nicosia. This property is specifically curated for those who prioritize Family Living and a stable Long-term Investment. In an area increasingly favored for its quiet atmosphere and modern infrastructure, this plot offers the privacy and space necessary to build a bespoke home tailored to your lifestyle.

With a Building Density of 60% and a 35% coverage factor within the Kα8 Planning Zone, the focus is firmly on high-quality, low-density development. These parameters allow for a total buildable area of approximately 324sq.m across two floors, providing ample room for spacious interiors without sacrificing outdoor living space. 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.

The location offers a harmonious blend of suburban serenity and urban accessibility. Situated as a land for sale near Athalassa National Forest Park, you are just a short drive from Nicosia's primary green lung, as well as the University of Cyprus and The Mall of Cyprus. This under-division project ensures that your property will benefit from brand-new infrastructure and direct access to a registered road. G&P Lazarou trusted properties brings a 32-year legacy of excellence to this project, ensuring your investment is handled with authoritative professional care.

Strategic Proximity & Landmarks

Nature: 2.2 km (approx. 4-minute drive) from the lush Athalassa National Forest Park.

Education: 3.1 km (approx. 6-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: 3.2 km (approx. 6-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: 3.8 km (approx. 7-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)

Total Area: 540sq.m

Status: Under-Division Project (Ensuring modern road and utility access)

Town Planning Zone: Kα8 (Residential)

Building Density: 60% (Ideal for custom family homes and long-term value)

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 provide a breakdown of the buildable area per floor for this plot or check if there are any corner plots available in this specific division? 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: **541m²**



Gallery

