

For Sale, Land, Field, Nicosia, Geri, 1,681m²

For Sale : **€ 200,000**

Description
For Sale Residential Field in Geri, Nicosia – Excellent Development Opportunity
G&P Lazarou Estate Agents proudly presents this excellent residential field for sale in Geri, offering an outstanding opportunity for developers, investors, or individuals looking to build in one of the fastest-growing residential areas of the Nicosia district. Combining generous development potential with a peaceful location, this property is an ideal investment for both immediate and future residential projects.
The original field extends to 4,841 sq.m., with 3/5 of the property now available for sale. Following the allocation of public roads, green areas, and pavements, the property offers approximately 1,681 sq.m. of net usable residential land, providing an excellent footprint for residential development.
The property falls within the H2 Residential Planning Zone (100%), offering attractive development parameters, including:
Building Density: 80%
Coverage Factor: 45%
Maximum Height: 10 metres
Maximum Storeys: 2
These planning characteristics make the field ideal for the construction of detached houses, modern residential developments, or an exclusive residential project, subject to obtaining the necessary planning permits.
Situated in a quiet residential area of Geri, the property offers the perfect balance between suburban tranquillity and excellent accessibility. Residents can enjoy a peaceful environment while remaining only minutes away from schools, supermarkets, pharmacies, bakeries, cafés, restaurants, banks, parks, and all everyday amenities. The area also provides quick access to the Nicosia-Limassol motorway and the capital's city centre, making it one of the most desirable residential locations for families and investors alike.
Whether you are looking to secure land for a future development or invest in one of Nicosia's continuously expanding residential areas, this property represents an outstanding opportunity with excellent long-term potential.
Nearby Landmarks
• Geri Municipal Stadium – approximately 1.4 km
• University of Cyprus – approximately 4.0 km
• The Mall of Cyprus – approximately 5.0 km
• General Hospital of Nicosia – approximately 6.0 km
• Athalassa National Forest Park – approximately 3.8 km
• Supermarkets, schools, cafés, pharmacies and all essential amenities – within 1.0–2.0 km
• Easy access to the Nicosia–Limassol Motorway – approximately 2.5 km
To discover more options in this area, you can browse our complete portfolio of land for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Field**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **1,681m²**