



For Sale, Land, Plot, Nicosia, Geri, 5,049m²

For Sale : **€ 400,000**

Description

Strategic Residential Expansion: 5,049m² Development Land in Geri
Unlock a premier opportunity for a high-value Cyprus real estate investment with this expansive 5,049m² residential land parcel in Geri. Perfectly suited for Family Living and a robust Long-term Investment, this substantial property offers the scale and flexibility needed for a landmark project. Whether you envision a grand private estate or a strategic residential community, this land provides the perfect foundation in a rapidly growing area.

With a Building Density of 60% and a 35% coverage factor, the land is expertly positioned for the division into 5-6 premium residential plots. This density level prioritizes privacy and space, allowing for the creation of spacious two-story homes (up to 10m in height) with generous gardens. As plots of land for sale in Geri continue to attract families and developers alike, the ability to create a small-scale community here offers significant appreciation potential.

Located near the prestigious Laiki Sporting Club area and the Athalassa National Forest Park, this property blends suburban tranquility with elite connectivity. Its immediate access to the motorway and proximity to the University of Cyprus and The Mall of Cyprus makes it an authoritative choice for a Strategic Acquisition. G&P Lazarou trusted properties ensure that every aspect of this transaction—from the available Title Deed to the negotiable pricing—is handled with professional integrity.

Strategic Proximity & Landmarks

Nature: 1.9 km (4-minute drive) from the lush Athalassa National Forest Park.

Shopping & Lifestyle: 2.8 km (5-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: 2.6 km (5-minute drive) from Nicosia General Hospital.

Education: 4.2 km (8-minute drive) from the University of Cyprus (UCY).

Connectivity: Immediate access to the Nicosia-Limassol highway and the upcoming Nicosia Ring Road.

Key Property Features

Location: Geri, Nicosia

Land Area: 5,049 m²

Planning Zone: Kα8 (100% Residential)

Building Density: 60% (Ideal for high-end family home developments)

Coverage Factor: 35%

Permitted Height: 2 Floors (10 meters)

Development Potential: Suitable for division into 5-6 residential plots.

Legal: Title Deed Available (Price is Negotiable)

Note: Subject to V.A.T.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**



Area

Plot Area: **5,049m²**



Gallery

