



For Sale, Land, Plot, Nicosia, Geri, 800m²

For Sale : **€ 249,000**

Description

Elevate your lifestyle with this prime residential plot situated in the prestigious Pen Hill area of Geri. Specifically identified as an ideal location for High-Value Living, this property offers a rare combination of elevated positioning and premium development potential. With a robust Building Density of 80%, it provides a versatile foundation for a bespoke family residence or a sophisticated small development project that commands attention.

The 45% coverage factor, characteristic of the sought-after Kα7 Planning Zone, ensures that your future home remains harmoniously integrated with its surroundings. This generous allowance provides ample space for private amenities such as a swimming pool, expansive verandas, and landscaped gardens—essential elements for a luxury Mediterranean lifestyle. As plots of land for sale in Geri continue to appreciate, especially in the exclusive Pen Hill enclave, this property stands out as a high-potential Cyprus real estate investment.

Located just moments away from the lush Athalassa National Forest Park, residents can enjoy a unique blend of nature and modern convenience. Its proximity to key infrastructure, including the University of Cyprus and The Mall of Cyprus, ensures that your investment is supported by Nicosia's most vital services. G&P Lazarou trusted properties brings 32 years of authoritative market experience to help you secure this exceptional site for your family's future.

Strategic Proximity & Landmarks

Nature: 1.8 km (approx. 4-minute drive) from the Athalassa National Forest Park.

Education: 3.5 km (approx. 6-minute drive) from the University of Cyprus (UCY).

Shopping: 2.9 km (approx. 5-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: 3.1 km (approx. 5-minute drive) from Nicosia General Hospital.

Connectivity: Immediate access to the Nicosia-Limassol motorway and central city routes.

Key Property Features

Location: Pen Hill Area, Geri, Nicosia

Planning Zone: Kα7 (Residential)

Building Density: 80% (Exceptional for high-value residential yield)

Coverage Factor: 45%

Permitted Height: 2 Floors (10 meters maximum)

Status: Ideal for a private luxury villa or dual-unit project.

Legal: Title Deed Available for immediate transfer.

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 to schedule a private site visit to experience the panoramic views of Pen Hill firsthand? Contact G&P Lazarou today for a private consultation.

Details

Property Type: **Land**
[Website](#)

Status: **Available**

Unit Number: **plot 2**



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **800m²**



Gallery

