



For Sale, Land, Plot, Nicosia, Geri, 534m²

For Sale : € 155,000

Description

Seize a standout investment opportunity in the heart of Geri, Nicosia. This 534sq.m residential plot is perfectly balanced between Small Development and High-Value Living, offering a rare combination of high-density potential and significant cost savings. Because this property is exempt from VAT, it represents an immediately more lucrative strategic acquisition for both private individuals looking to build a custom home and developers seeking to maximize their initial ROI.

With a robust Building Density of 80% and a 45% coverage factor within the Kα7 Town Planning Zone, this plot provides immense versatility. The 80% coefficient allows for a total buildable area of approximately 427sq.m across two floors, making it ideal for a large luxury villa or a boutique project of two semi-detached residences. As plots of land for sale in Geri continue to appreciate due to the area's modern infrastructure and central location, this site stands out as a top-tier choice for Cyprus real estate investment.

The location offers a harmonious blend of suburban serenity and urban accessibility. Situated just minutes from the Athalassa National Forest Park, the University of Cyprus, and The Mall of Cyprus, your future development is anchored by Nicosia's most vital commercial and natural landmarks. G&P Lazarou trusted properties brings 32 years of authoritative market expertise to this listing, ensuring a secure and professional transaction for this high-potential asset.

Strategic Proximity & Landmarks

Nature: ~2.1 km (approx. 4-minute drive) from the lush Athalassa National Forest Park.

Education: ~3.4 km (approx. 7-minute drive) from the University of Cyprus (UCY).

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

Healthcare: ~3.1 km (approx. 6-minute drive) from Nicosia General Hospital.

Connectivity: Seamless access to the Nicosia-Limassol motorway and Geri's main commercial services.

Key Property Features

Location: Geri, Nicosia (Residential Sector)

Total Area: 534sq.m

Town Planning Zone: Kα7 (Residential)

Building Density: 80% (Optimized for versatility and high-value yield)

Coverage Factor: 45%

Permitted Height: 2 Floors (10 meters maximum)

Financial Advantage: NO VAT (Significant savings on acquisition)

Investment Potential: Ideal for 1-2 modern residences with high resale value.

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 exact buildable area for each floor or arrange a private viewing of this plot? 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: **534m²**



Gallery

