



For Sale, Land, Plot, Nicosia, Geri, 618m²

For Sale : **€ 120,000**

Description

High-Yield Development Opportunity: 120% Density Plot on Geri Main Road

Capitalize on a prime investment opportunity in the heart of Geri. This 618m² building plot is a rare find for developers and strategic investors, located directly on a bustling main road. With its exceptional 120% building density, this site is perfectly primed for a High-Yield Development, offering the massive ROI potential that comes with high-density residential or mixed-use apartment complexes.

The property falls within the Π&9 Planning Zone, providing a powerful 70% coverage ratio. While currently home to a charming structure dating back to 1935, the true value lies in the Strategic Acquisition of the land itself. The high density allows for a significant buildable area, making it an ideal candidate for a multi-unit project in an area where demand for modern housing continues to soar.

Being situated on a central artery in Geri, these plots of land for sale in Nicosia benefit from maximum visibility and immediate access to all essential amenities. This is a standout choice for any Cyprus real estate investment portfolio looking to maximize urban footprint and development yield.

Proximity & Strategic Landmarks

Education: 1.8 km (4-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: 3.9 km (7-minute drive) from The Mall of Cyprus and IKEA.

Daily Conveniences: Within walking distance (approx. 400m) of local pharmacies, bakeries, and the Geri Town Square.

Healthcare: 4.2 km (8-minute drive) from Nicosia General Hospital.

Nature: 2.9 km (5-minute drive) from Athalassa National Forest Park.

Key Property Features

Location: Main Road, Geri, Nicosia

Plot Size: 618m²

Planning Zone: Π&9

Building Density: 120% (Optimized for High-Yield Development)

Coverage Ratio: 70%

Permitted Height: 7 meters

Existing Structure: Original house built in 1935 (Development potential via replacement)

Position: Prime Main Road frontage for maximum accessibility

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **7**

Area

Plot Area: **618m²**



Gallery

