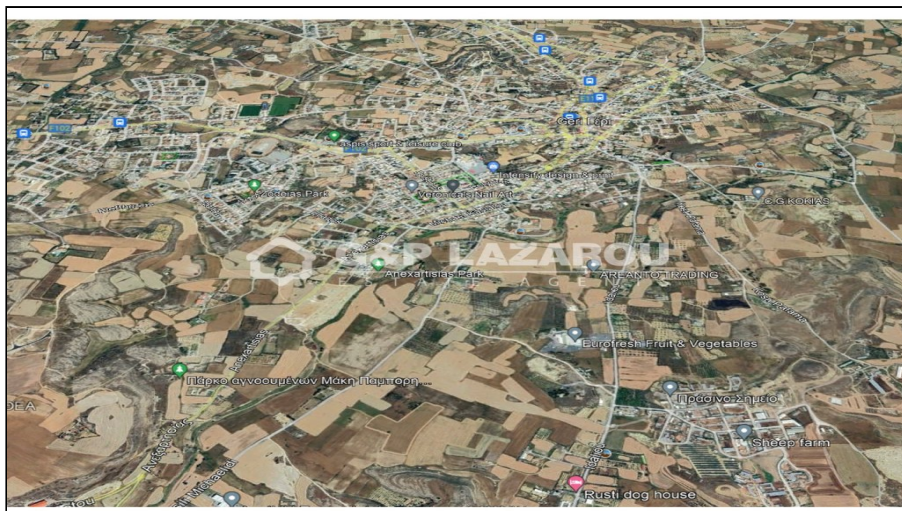




## For Sale, Land, Plot, Nicosia, Geri, 881m<sup>2</sup>

REG.NO: 9/115, PARCEL NO. 150 (PLOT 9),  
ANEXARTISIAS, KOKKINOKREMMOS, GERI

For Sale : **€ 185,000**

### Description

**Headline:** Expansive Family Legacy: 881sq.m Under-Division Plot in Geri

Secure an exceptional foundation for your family's future with this impressive 881sq.m residential plot, currently under division in a prime, peaceful enclave of Geri. This property is a distinguished choice for those prioritizing Family Living and a stable Long-term Investment. The significant scale of this parcel provides the ultimate luxury of space, allowing for the construction of a grand, custom-built home that offers total privacy and comfort in a high-demand neighborhood.

Falling within the Residential Planning Zone Kα8, the plot features a 60% building density and 35% coverage. These favorable parameters permit a generous total buildable area of approximately 528sq.m across two floors. This ensures you can design a substantial family villa without compromising on large outdoor gardens, a private swimming pool, or detached auxiliary spaces. As plots of land for sale in Geri continue to attract discerning interest in 2026, this strategic acquisition represents a premium entry into the Cyprus real estate investment market.

The location perfectly balances suburban serenity with modern accessibility. Situated as a land for sale near Athalassa National Forest Park, you are just minutes away from Nicosia's primary green lung, as well as the University of Cyprus and The Mall of Cyprus. This under-division project guarantees that your property will benefit from brand-new infrastructure and direct access to a registered road. G&P Lazarou trusted properties brings a 34-year legacy of excellence to this project, ensuring your investment is handled with authoritative professional care.

### Strategic Proximity & Landmarks

**Nature:** ~2.9 km (approx. 5-minute drive) from the lush Athalassa National Forest Park.

**Education:** ~4.8 km (approx. 8-minute drive) from the University of Cyprus (UCY).

**Shopping & Retail:** ~3.8 km (approx. 6-minute drive) from The Mall of Cyprus and IKEA.

**Healthcare:** ~4.1 km (approx. 7-minute drive) from Nicosia General Hospital.

**Connectivity:** Immediate access to the Nicosia-Limassol motorway and Geri's main commercial strip.

### Key Property Features

**Location:** Geri, Nicosia (Premier Residential Hub)

**Total Area:** 881sq.m (Exceptional footprint for enhanced privacy)

**Status:** Under-Division Project (Ensuring modern road and utility access)

**Town Planning Zone:** Kα8 (Residential)

**Building Density:** 60% (Ideal for custom luxury family homes)

**Coverage Factor:** 35%

**Permitted Height:** 2 Floors (10 meters maximum)

**Infrastructure:** To be served by a brand-new Registered Road.

**Note:** The price is subject to V.A.T.

G&P Lazarou trusted properties has been a pillar of the Cypriot real estate market for over 34 years, providing professional expertise and a dedicated legacy of trust for every client.



Would you like me to provide a detailed breakdown of the buildable area for each floor or check the current availability of specific corner plots within this division? Contact G&P Lazarou today for a private consultation.

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#### Details

|                                                       |                          |                                  |
|-------------------------------------------------------|--------------------------|----------------------------------|
| Property Type: <b>Land</b><br><a href="#">Website</a> | Status: <b>Available</b> | Unit Number: <b>PLOT 9 (150)</b> |
|-------------------------------------------------------|--------------------------|----------------------------------|

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#### Main Features

|                               |                                        |                   |
|-------------------------------|----------------------------------------|-------------------|
| Property Subtype: <b>Plot</b> | Town Planning Zone: <b>Residential</b> | Height: <b>10</b> |
|-------------------------------|----------------------------------------|-------------------|

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#### Area

Plot Area: **881m<sup>2</sup>**

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#### Further Details

Corner Plot



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## Gallery

