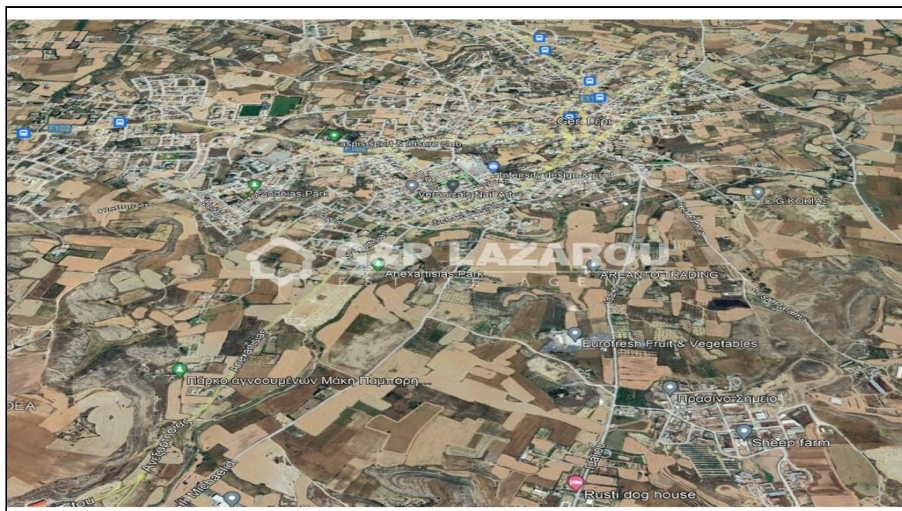




For Sale, Land, Plot, Nicosia, Geri, 724m²

REG.NO: 9/115, PARCEL NO. 150 (PLOT 17),
ANEXARTISIAS, KOKKINOKREMMOS, GERI

For Sale : **€ 152,000**

Description

Expansive Family Legacy: 724sq.m Under-Division Plot in Geri

Discover a rare opportunity to secure one of the larger residential parcels in the tranquil and growing community of Geri. This 724sq.m plot, currently under division, is perfectly suited for those prioritizing Family Living and a secure Long-term Investment. The substantial size of this land provides an ideal canvas for a sprawling custom-built home, offering the privacy and space that modern families desire.

With a Building Density of 60% and a 35% coverage factor within the Kα8 Planning Zone, this plot emphasizes low-density, high-quality living. These parameters allow for a total buildable area of approximately 434sq.m across two floors, ensuring you have ample room for a grand residence without sacrificing expansive private gardens, a swimming pool, or outdoor entertainment areas. As plots of land for sale in Geri continue to rise in value, this strategic acquisition represents a premium entry into the Cyprus real estate investment market.

The location offers a harmonious blend of suburban peace and urban convenience. Positioned 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 ensures that your property will benefit from modern infrastructure and direct access to a registered road. G&P Lazarou trusted properties brings a 32-year legacy of excellence to this project, ensuring your investment is handled with professional integrity.

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 service hubs.

Key Property Features

Location: Geri, Nicosia (Strategic Residential Hub)

Total Area: 724sq.m (Generous footprint for maximum 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 32 years, providing professional expertise and a dedicated legacy of trust for every client.



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

Details

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

Status: **Available**

Unit Number: **PLOT 17 (150)**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **724m²**

Further Details

Corner Plot



Gallery

