



For Sale, Land, Plot, Nicosia, Geri, 710m²

REG.NO: 9/115, PARCEL NO. 150 (PLOT 27),
ANEXARTISIAS, KOKKINOKREMMOS, GERI

For Sale : **€ 149,000**

Description

Expansive Family Heritage: 710sq.m Under-Division Plot in Geri

Explore the possibilities of a larger-than-average 710sq.m residential plot, currently under division in a serene and highly sought-after enclave of Geri, Nicosia. This parcel is specifically curated for those who prioritize Family Living and a stable Long-term Investment, providing the perfect foundation to build a custom-designed residence that grows with your family.

With a Building Density of 60% and a 35% coverage ratio (Town Planning Zone Kα8), this plot emphasizes privacy and spaciousness. The 60% coefficient allows for a generous total buildable area of approximately 426sq.m, ensuring you can design a substantial two-story home without compromising on expansive outdoor gardens, a private swimming pool, or detached auxiliary spaces. As plots of land for sale in Geri continue to appreciate, especially those with larger square footage, this project represents a strategic acquisition in the Cyprus real estate investment market.

The location offers a rare combination of suburban quietude and urban convenience. Positioned within easy reach of The Mall of Cyprus and the University of Cyprus, you remain connected to the capital's most vital services. Furthermore, being land for sale near Athalassa National Forest Park, you are never more than a few minutes away from Nicosia's primary green lung, ideal for family outings and active lifestyles. G&P Lazarou trusted properties ensures this development is backed by our 32-year legacy of professional integrity and market excellence.

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 & Lifestyle: 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: Quick access to the Nicosia-Limassol motorway and Geri's main commercial strip.

Key Property Features

Location: Geri, Nicosia (Strategic Residential Sector)

Total Area: 710sq.m (Large 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 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 maximum buildable interior space for this plot or check if any adjacent plots are available for a larger development? Contact G&P Lazarou today for a private consultation.

Details

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

Status: **Available**

Unit Number: **PLOT 27 (150)**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **710m²**

Further Details

Corner Plot



Gallery

