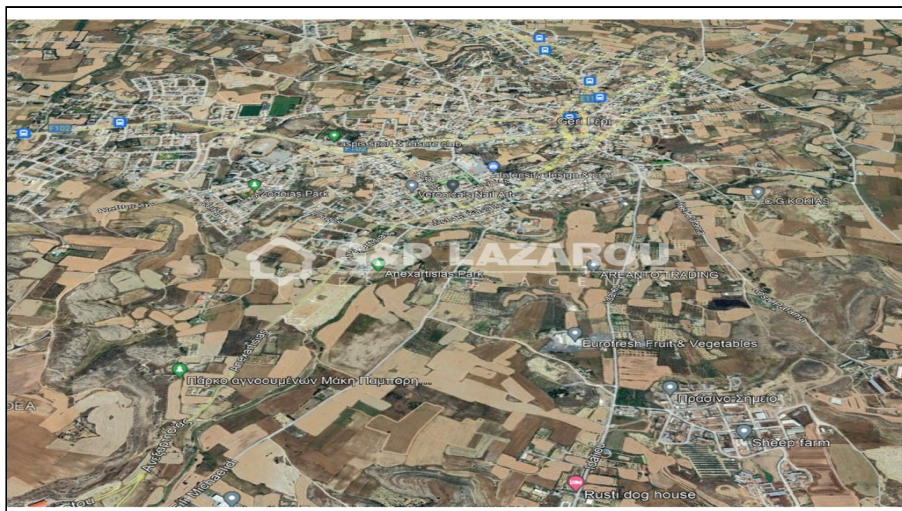




## For Sale, Land, Plot, Nicosia, Geri, 710m<sup>2</sup>

REG.NO: 9/115, PARCEL NO. 150 (PLOT 32),  
ANEXARTISIAS, KOKKINOKREMMOS, GERI

For Sale : **€ 149,000**

### Description

Discover the perfect canvas for your dream home with this impressive 707sq.m residential plot, currently under division in a prime, peaceful sector of Geri, Nicosia. This property is an exceptional choice for those prioritizing Family Living and a stable Long-term Investment. The generous size of this parcel provides the rare luxury of space, allowing for a custom-built residence that offers total privacy in a rapidly developing neighborhood.

With a Building Density of 60% and a 35% coverage factor within the Kα8 Planning Zone, the focus here is on high-quality, low-density development. These parameters permit a substantial total buildable area of approximately 424sq.m across two floors. This ensures you can design a grand family villa without sacrificing large outdoor gardens, a private swimming pool, or spacious verandas. As plots of land for sale in Geri continue to grow in demand, 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 32-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 (Strategic Residential Hub)

Total Area: 707sq.m (Enhanced 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 provide a detailed breakdown 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.

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#### Details

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

Status: **Available**

Unit Number: **PLOT 32 (150)**

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#### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

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#### Area

Plot Area: **710m<sup>2</sup>**

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#### Further Details

Corner Plot



## Gallery

