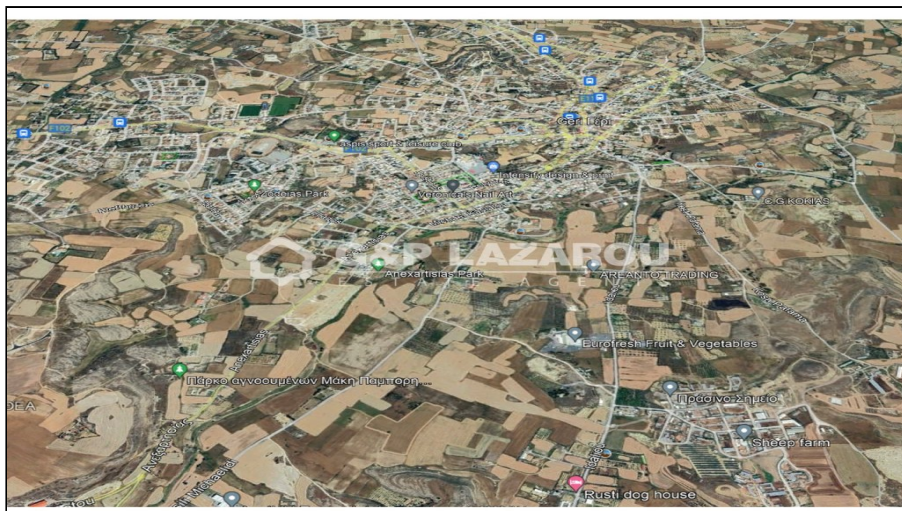




## For Sale, Land, Plot, Nicosia, Geri, 660m<sup>2</sup>

REG.NO: 9/115, PARCEL NO. 150 (PLOT 33),  
ANEXARTISIAS, KOKKINOKREMMOS, GERI

For Sale : **€ 139,000**

### Description

Spacious Custom Living: 660sq.m Under-Division Plot in Geri

An exceptional opportunity has emerged in a prime residential pocket of Geri. This 660sq.m under-division plot is perfectly tailored for those prioritizing Family Living and a secure Long-term Investment. In an area increasingly favored for its tranquility and modern infrastructure, this property emphasizes the luxury of privacy and the unique advantage of building a custom-designed home tailored to your family's exact needs.

With a Building Density of 60% and a 35% coverage factor within the Kα8 Planning Zone, the focus is firmly on high-quality, low-density development. These parameters allow for a substantial two-story residence of approximately 396sq.m, leaving ample room for expansive private gardens, outdoor entertainment areas, or a swimming pool. As plots of land for sale in Geri continue to attract discerning buyers, this project represents a strategic acquisition in the Cyprus real estate investment market, ensuring a modern living environment with direct access to new road networks.

The location offers a harmonious lifestyle, situated just a short drive from the serene Athalassa National Forest Park and the University of Cyprus. By choosing this land for sale near Geri's developing hub, you ensure that your investment is supported by Nicosia's primary retail and medical infrastructure, including The Mall of Cyprus. G&P Lazarou trusted properties brings 32 years of authoritative market expertise to this division, ensuring a seamless path from acquisition to the realization of your dream home.

### 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 (Residential Sector)

Total Area: 660sq.m

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

Town Planning Zone: Kα8 (Residential)

Building Density: 60% (Ideal for custom family homes and privacy)

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 calculate the maximum buildable area for this plot or check the availability of any adjacent plots for a larger project? Contact G&P Lazarou today for a private consultation.

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#### Details

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

Status: **Available**

Unit Number: **PLOT 33 (150)**

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#### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

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#### Area

Plot Area: **660m<sup>2</sup>**

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#### Further Details

Corner Plot



## Gallery

