



For Sale, Land, Plot, Nicosia, Geri, 953m²

For Sale : **€ 257,000**

Description

Strategic Residential Asset: Large 953m² Under-Division Plot in Geri
Unlock a premier investment opportunity in one of Geri's most desirable residential pockets. This expansive 953m² plot, currently under professional division, is perfectly positioned for those seeking a Small Development or High-Value Living. With a robust Building Density of 80%, the property offers a harmonious balance between versatile architectural design and significant yield potential.

The 45% coverage factor within the Kα7 Planning Zone allows for the creation of a sophisticated residential project, whether that be a grand private villa or a boutique collection of luxury units. As plots of land for sale in Geri continue to rise in demand due to the area's rapid modernization, this specific site stands out for its generous proportions and strategic location. It represents a secure Cyprus real estate investment, ideal for developers or individuals looking to build a high-specification home in a quiet yet connected neighborhood.

Situated near major educational and medical hubs, this land ensures that your investment remains a high-value asset for years to come. G&P Lazarou trusted properties bring over three decades of market expertise to this division project, ensuring all modern infrastructure and road access requirements are met to the highest professional standards.

Strategic Proximity & Landmarks

- Education: 1.5 km (approx. 3-minute drive) from the University of Cyprus (UCY).
- Nature: 2.1 km (approx. 4-minute drive) from the lush Athalassa National Forest Park.
- Shopping: 3.3 km (approx. 6-minute drive) from The Mall of Cyprus and IKEA.
- Healthcare: 3.8 km (approx. 7-minute drive) from Nicosia General Hospital.
- Connectivity: Easy access to the main motorway and Geri's central commercial strip.

Key Property Features

Location: Geri, Nicosia (Prime Residential Area)

Plot Size: 953 m²

Planning Zone: Kα7 (Residential)

Building Density: 80% (Optimized for High-Value Yield)

Coverage Factor: 45%

Permitted Height: 2 Floors (10 meters maximum)

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

Suitability: Ideal for a bespoke luxury villa or a small-scale residential development.

G&P Lazarou trusted properties has a 32-year legacy of delivering professional, authoritative, and practical real estate solutions to clients across Cyprus.

Would you like to review the specific division layout for this 953m² plot or discuss the potential for a luxury development? Contact G&P Lazarou today for a private consultation.

Details

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

Status: **Available**

Unit Number: **PLOT 11**



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **953m²**



Gallery

