



For Sale, Land, Plot, Nicosia, Geri, 561m²

For Sale : **€ 165,000**

Description

Secure a distinguished foundation for your family's future with this exceptional corner residential plot located in one of Geri's most desirable neighborhoods. Perfectly tailored for Family Living and a secure Long-term Investment, this property offers the unique architectural advantage of dual street frontage. A corner position not only enhances the curb appeal of a custom-built home but also provides superior natural light, better ventilation, and the flexibility of multiple entrance points.

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 living. These favorable building factors allow for a spacious two-story residence with a maximum height of 10 meters, leaving ample room for expansive private gardens, outdoor entertainment areas, or a swimming pool. 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 serenity and urban accessibility. Situated as a land for sale near Athalassa National Forest Park, you are just minutes from Nicosia's primary green lung, providing a healthy lifestyle for the whole family. Proximity to the University of Cyprus, The Mall of Cyprus, and the General Hospital ensures that all essential amenities are within easy reach. G&P Lazarou trusted properties brings a 32-year legacy of excellence to this listing, ensuring your investment is handled with authoritative professional care.

Strategic Proximity & Landmarks

Nature: ~2.1 km (approx. 4-minute drive) from the lush Athalassa National Forest Park.

Education: ~3.6 km (approx. 7-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: ~2.8 km (approx. 5-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: ~3.0 km (approx. 6-minute drive) from Nicosia General Hospital.

Connectivity: Immediate and easy access to the main Nicosia-Limassol motorway.

Key Property Features

Location: Geri, Nicosia (Premier Corner Position)

Town Planning Zone: Kα8 (Residential)

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

Coverage Factor: 35%

Permitted Height: 2 Floors (10 meters maximum)

Accessibility: Abuts two public roads, offering exceptional design flexibility.

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 calculation of the buildable area for this corner plot or check the availability of neighboring parcels for a larger project? Contact G&P Lazarou today for a private consultation.

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **561m²**

Further Details

Corner Plot



Gallery

