



For Sale, Land, Plot, Nicosia, Geri, 1,680m²

For Sale : **€ 495,000**

Description

Prestigious "Pen Hill" Estate: 2,000m² Land for a Luxury Villa or Dual-Plot Development

Unlock a rare opportunity in the exclusive Pen Hill area, one of Nicosia's most prestigious residential heights. This expansive 2,000m² piece of land offers the ultimate versatility for a Small Development or High-Value Living. Whether you envision a singular, palatial private villa or a strategic project divided into two premium plots (approx. 750m² and 800m²), this property provides the space and elevation to realize a truly elite architectural vision.

With a significant Building Density of 80%, the property offers exceptional yield potential for a boutique development. The 45% coverage factor ensures that any construction remains harmoniously balanced with the surrounding landscape, providing ample room for sprawling gardens, private infinity pools, and expansive outdoor entertaining areas. As a strategic acquisition in a "must-see" location, this land captures breathtaking panoramic views of the city while maintaining a sense of secluded tranquility.

Perfectly positioned between the borders of Geri and Latsia, this Cyprus real estate investment places you within minutes of the island's most vital infrastructure. Its proximity to the Athalassa National Forest Park and the University of Cyprus makes it an ideal choice for high-net-worth individuals and developers looking for plots of land for sale near the Nicosia General Hospital and The Mall of Cyprus.

Strategic Proximity & Landmarks

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

Shopping & Lifestyle: 3.1 km (6-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: 3.4 km (7-minute drive) from Nicosia General Hospital.

Education: 4.2 km (8-minute drive) from the University of Cyprus (UCY).

Connectivity: Immediate access to three separate Nicosia entrances and the main highway.

Key Property Features

Location: Pen Hill Area, Nicosia (Geri/Latsia border)

Total Land Area: 2,000 m²

Zoning: Residential (Kα7)

Building Density: 80% (Exceptional for high-value residential projects)

Coverage Factor: 45%

Permitted Height: 2 Floors (10 meters)

Development Options: Suitable for one grand villa or division into two large plots (750m² & 800m²).

Legal: Title Deed Available

Details

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

Status: **Available**

Unit Number: **PLOT 1+2**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**



Area

Plot Area: **1,680m²**



Gallery

