

For Sale, Land, Plot, Nicosia, Geri, 626m²

For Sale : **€ 220,000**

Description
Secure the perfect foundation for your family's future with this expansive 649sq.m residential plot, currently under division in one of Geri's most serene and sought-after neighborhoods. This property is an exceptional choice for those prioritizing Family Living and a stable Long-term Investment. The generous scale of this parcel provides a rare opportunity to design a grand, custom-built home that offers the privacy and comfort your family deserves in a high-demand suburban enclave.

Falling within the Residential Planning Zone Kα8, the plot features a 60% building density and a 35% coverage factor. These favorable building parameters allow for a substantial total buildable area of approximately 389sq.m across two floors. This ensures you can create a spacious family residence without compromising on large private gardens, outdoor entertainment areas, or a swimming pool. As plots of land for sale in Geri continue to appreciate, this strategic acquisition represents a premium entry into the Cyprus real estate investment market.

The location offers an ideal balance of suburban tranquility and modern convenience. 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 ensures that your property will benefit from brand-new infrastructure and direct access to a registered road. G&P Lazarou trusted properties brings a 34-year legacy of excellence to this listing, ensuring your investment is handled with authoritative professional care.

Strategic Proximity & Landmarks
Nature: ~3.0 km (approx. 6-minute drive) from the lush Athalassa National Forest Park.

Education: ~4.0 km (approx. 8-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: ~3.5 km (approx. 7-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 Nicosia-Limassol motorway and Geri's main service hubs.

Key Property Features
Location: Geri, Nicosia (Quiet Residential Enclave)

Total Area: 649sq.m (Generous 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 34 years, providing professional expertise and a dedicated legacy of trust for every client.

Would you like me to calculate the exact buildable interior square meters for a specific architectural style or check the current timeline for the completion of the division? Contact G&P Lazarou today for a private consultation.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 3**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **626m²**

Further Details

Water, Electricity