

For Sale, Land, Plot, Nicosia, Geri, 628m²

For Sale : **€ 220,000**

Description
Secure the perfect foundation for your family's future with this substantial 628sq.m residential plot, currently under division in the rapidly appreciating suburb of Geri, Nicosia. 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 architectural canvas to design a grand, custom-built home that offers the privacy and comfort your family deserves in a high-demand residential 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 total buildable area of approximately 377sq.m across two floors—ideal for 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 attract discerning interest in 2026, this strategic acquisition represents a premium entry into the Cyprus real estate investment market.

The location offers a harmonious blend of suburban serenity and modern convenience. Positioned 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 modern 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: ~2.8 km (approx. 6-minute drive) from the lush Athalassa National Forest Park.

Education: ~3.5 km (approx. 7-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: ~3.2 km (approx. 6-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: ~3.9 km (approx. 7-minute drive) from Nicosia General Hospital.

Connectivity: Immediate access to the Nicosia-Limassol motorway and Geri's main service hubs.

Key Property Features
Location: Geri, Nicosia (Popular and rapidly developing area)

Total Area: 628sq.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 two-story design on this plot or provide an update on the division progress? 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: **628m²**

Further Details

Water, Electricity