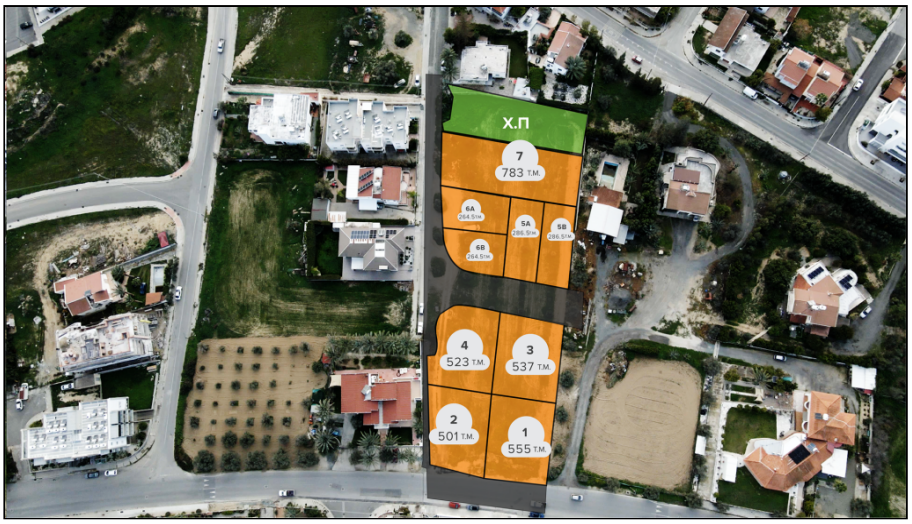


For Sale, Land, Plot, Nicosia, Geri, 557m²

For Sale : **€ 135,000**

Description
Unlock a sophisticated investment opportunity with this under-division residential plot, perfectly situated in a high-demand area of Geri, Nicosia. Strategically balanced for Small Development and High-Value Living, this property offers the ideal foundation for those seeking a mix of versatility and yield potential. With a robust Building Density of 80%, the plot provides the architectural freedom to design either an expansive luxury residence or a boutique multi-unit project.

The 45% coverage factor within the Kα7 Planning Zone ensures that any future development maintains a spacious and airy feel, leaving ample room for private outdoor amenities like swimming pools, landscaped gardens, and large verandas. As plots of land for sale in Geri continue to attract savvy investors due to the area's rapid modernization, this site represents a strategic acquisition in the Cyprus real estate investment market. The under-division status guarantees that the final parcel will benefit from modern infrastructure and direct access to a registered road.

Located within easy reach of Nicosia’s primary infrastructure, this plot offers a quiet suburban lifestyle without sacrificing connectivity. Its proximity to the University of Cyprus, The Mall of Cyprus, and the serene Athalassa National Forest Park makes it an authoritative choice for developers and families alike. G&P Lazarou trusted properties ensures this development is backed by our 32-year legacy of professional excellence and market-leading expertise.

Strategic Proximity & Landmarks
Education: 2.8 km (approx. 5-minute drive) from the University of Cyprus (UCY).

Nature: 2.2 km (approx. 4-minute drive) from the lush Athalassa National Forest Park.

Shopping & Retail: 3.4 km (approx. 6-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: 3.7 km (approx. 7-minute drive) from Nicosia General Hospital.

Connectivity: Seamless access to the Nicosia-Limassol motorway and Geri’s central service hubs.

Key Property Features
Location: Geri, Nicosia (Prime Residential Sector)

Status: Under-Division Project

Town Planning Zone: Kα7 (Residential)

Building Density: 80% (Optimized for versatility and high-value yield)

Coverage Factor: 45%

Permitted Height: 2 Floors (10 meters maximum)

Road Access: Benefits from frontage along a Registered Road (upon completion of division)

Suitability: Ideal for a bespoke luxury villa or a high-end dual-unit project.

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 to review the specific division layout for this plot or discuss the potential for a boutique residential project? Contact G&P Lazarou today for a private consultation.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 5**
Website

Main Features

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

Area

Plot Area: **557m²**

Further Details

Water, Electricity

Gallery





