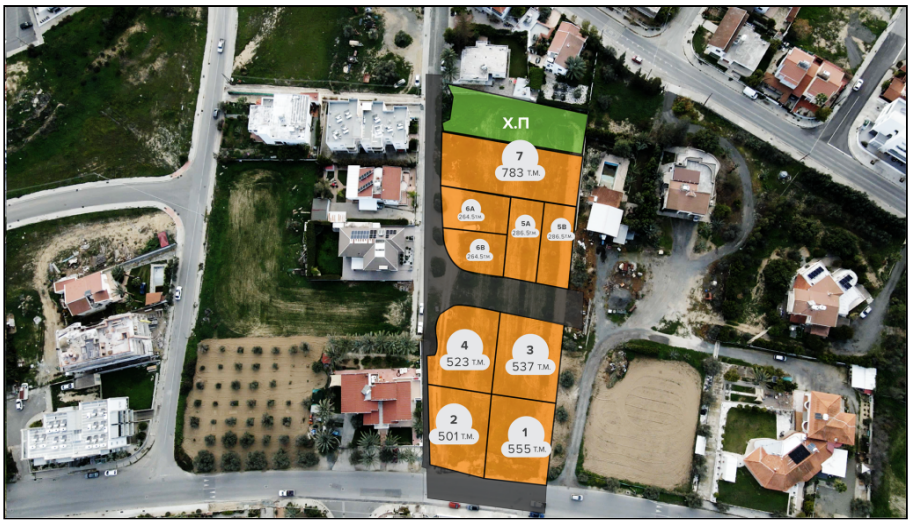


For Sale, Land, Plot, Nicosia, Geri, 805m²

For Sale : **€ 180,000**

Description
Unlock a sophisticated investment opportunity in one of Nicosia’s most sought-after residential corridors. This prime plot, currently under division, is strategically positioned to balance the elegance of High-Value Living with the practical advantages of a Small Development. With its robust density and central positioning, this property is a standout choice for those seeking versatility and significant yield potential in the heart of Geri.

The property falls within the Residential Planning Zone Kα7, offering a powerful Building Density of 80% and a 45% coverage factor. This allows for a substantial buildable area across two floors—ideal for a grand, modern villa or a high-end duplex project. As plots of land for sale in Geri continue to attract interest from both families and savvy investors, this strategic acquisition represents a premium entry into the Cyprus real estate investment market.

Located just minutes from authoritative landmarks such as the University of Cyprus and The Mall of Cyprus, the plot offers a lifestyle that merges suburban tranquility with urban proximity. Its position as a land for sale near Athalassa National Forest Park ensures that residents are never far from the capital's premier green space and recreational trails. G&P Lazarou trusted properties brings a 34-year legacy of excellence to this development, ensuring that all under-division infrastructure, including road access and utility provisions, meets the highest professional standards.

Strategic Proximity & Landmarks
Nature: ~2.8 km (approx. 6-minute drive) from the expansive 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 (Prime Residential Sector)

Status: Under-Division Project (Ensuring modern infrastructure and utilities)

Town Planning Zone: Kα7 (Residential)

Building Density: 80% (Optimized for yield and architectural flexibility)

Coverage Factor: 45%

Permitted Height: 2 Floors (10 meters maximum)

Accessibility: Served by a new registered road system.

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 prepare a detailed yield analysis for a boutique residential project on this plot or check the current completion status of the division works? Contact G&P Lazarou today for a private consultation.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 7**
Website

Main Features

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

Area

Plot Area: **805m²**

Further Details

Water, Electricity

Gallery





