

For Sale, Land, Plot, Nicosia, Geri, 985m²

For Sale : **€ 230,000**

Description
Unlock an exceptional architectural opportunity with this substantial 985sqm building plot located in the rapidly growing and prestigious area of Geri, Nicosia. Strategically positioned for Small Development and High-Value Living, this oversized plot offers a rare combination of significant scale and high-efficiency building parameters. It is an ideal choice for a boutique residential project or a grand, high-end family estate that demands both presence and privacy.

The property is situated within the Residential Planning Zone Kα7, offering a powerful Building Density of 80% and a 45% coverage factor. This allows for a massive buildable area of approximately 788sqm across two floors. Such versatility makes it a strategic acquisition in the Cyprus real estate investment market, providing the potential for a small complex of luxury villas or a multi-unit residential development with excellent ROI. As plots of land for sale in Geri continue to attract savvy investors in 2026, this property stands out for its high yield potential.

Located in a quiet yet well-connected sector, this land for sale near Athalassa National Forest Park ensures that residents enjoy the best of Nicosia's natural beauty alongside urban convenience. You are just minutes away from the University of Cyprus, The Mall of Cyprus, and major healthcare hubs. G&P Lazarou trusted properties brings a 34-year legacy of excellence to this listing, ensuring your investment is handled with the highest level of professional authority.

Strategic Proximity & Landmarks
Nature: ~2.5 km (approx. 5-minute drive) from the lush Athalassa National Forest Park.

Education: ~3.2 km (approx. 6-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 main motorway network and Geri’s central commercial hub.

Key Property Features
Location: Geri, Nicosia (Expanding Residential District)

Total Area: 985sqm (Exceptional size for flexible development)

Town Planning Zone: Kα7 (Residential)

Building Density: 80% (Optimized for high-yield projects and luxury builds)

Coverage Factor: 45%

Permitted Height: 2 Floors (10 meters maximum)

Status: Ready for immediate development with registered road access.

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.

Details

Property Type: **Land** Status: **Available** Website

Main Features

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

Area

Plot Area: **985m²**

Gallery

