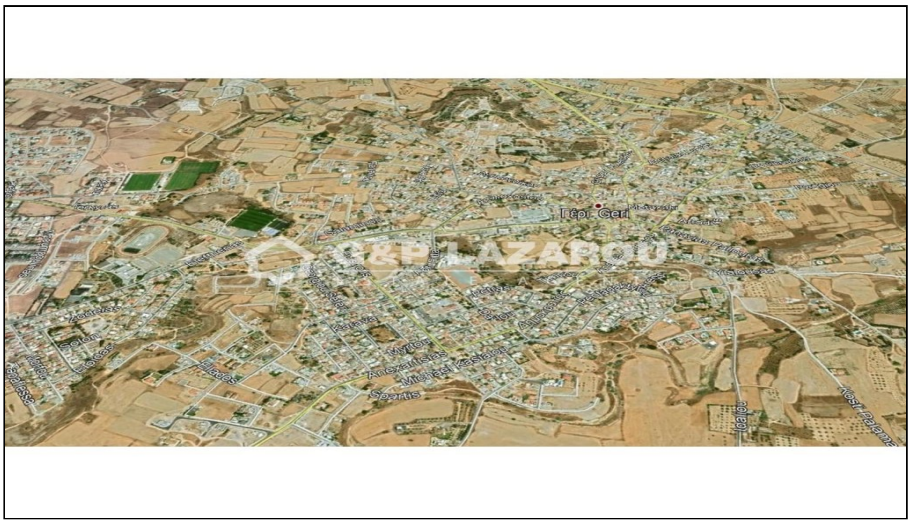


For Sale, Land, Plot, Nicosia, Geri, 1,099m²

For Sale : **€ 172,000**

Description
Unlock significant development potential with this premier offering of two adjoining residential plots in the peaceful and expanding suburb of Geri, Nicosia. Strategically positioned for Small Development and High-Value Living, this combined land area of 1,099 sqm (564 sqm + 535 sqm) provides a rare architectural canvas for a boutique residential project or a pair of high-end, detached family villas.

The property falls within the Residential Planning Zone Kα7, offering a robust Building Density of 80% and a 45% coverage factor. This allows for a substantial buildable area, making it a strategic acquisition in the Cyprus real estate investment market. Whether you choose to develop these plots as individual luxury residences or a unified residential project, the high density ensures maximum versatility and exceptional yield potential.

Located along a registered road and surrounded by modern residential developments, this land for sale near Athalassa National Forest Park offers the perfect balance of suburban tranquility and urban connectivity. Just minutes from the University of Cyprus and The Mall of Cyprus, this site is an authoritative choice for investors and homeowners alike. G&P Lazarou trusted properties brings a 34-year legacy of excellence to this listing, ensuring your investment is handled with professional integrity and market-leading expertise.

Strategic Proximity & Landmarks
Nature: ~2.1 km (approx. 4-minute drive) from the lush Athalassa National Forest Park.

Education: ~3.0 km (approx. 5-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: ~2.8 km (approx. 5-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: ~3.2 km (approx. 6-minute drive) from Nicosia General Hospital.

Connectivity: Immediate and easy access to the main Nicosia–Limassol motorway and Geri’s commercial center.

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

Total Combined Area: 1,099 sqm (564 sqm + 535 sqm)

Status: Under-Division (Benefiting from new infrastructure and registered road access)

Town Planning Zone: Kα7 (Residential)

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

Coverage Factor: 45%

Permitted Height: 2 Floors (10 meters maximum)

Potential: Ideal for two large luxury homes or a unified boutique residential development.

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 multi-unit project on these adjoining plots or arrange a private site consultation? Contact G&P Lazarou today for a private consultation

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 11 & 12**
Website

Main Features

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

Area

Plot Area: **1,099m²**