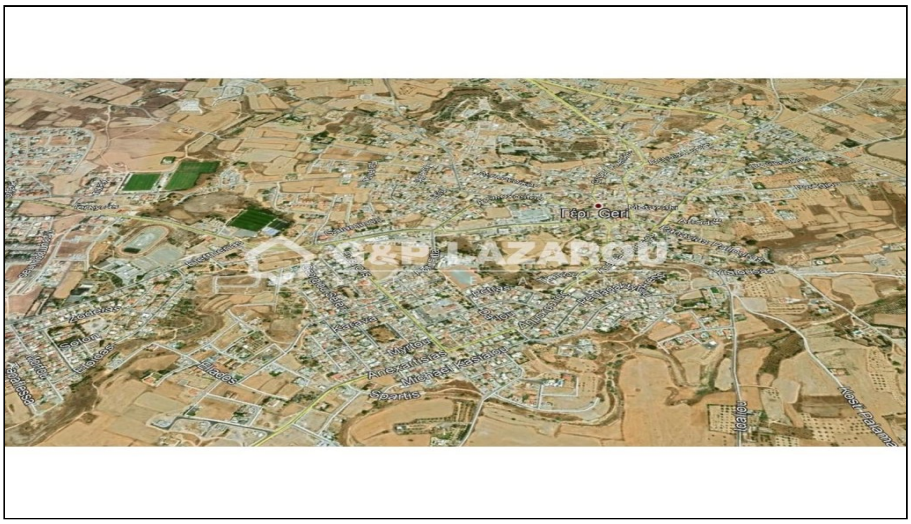


For Sale, Land, Plot, Nicosia, Geri, 1,046m²

For Sale : **€ 175,000**

Description
Secure a rare opportunity to build your family's future in the tranquil and rapidly growing community of Geri. This 635sq.m plot, currently under division, is perfectly suited for those prioritizing Family Living and a secure Long-term Investment. The generous size of this land provides an ideal architectural canvas for a custom-built home, offering the privacy and space that modern families desire in a high-demand suburb.

With a Building Density of 60% and a 35% coverage factor within the Kα8 Planning Zone, this plot emphasizes low-density, high-quality living. These parameters allow for a total buildable area of approximately 381sq.m across two floors, ensuring you have ample room for a grand residence without sacrificing expansive private gardens, outdoor entertainment areas, or a swimming pool. As plots of land for sale in Geri continue to rise in value, this strategic acquisition represents a premium entry into the Cyprus real estate investment market.

The location offers a harmonious blend of suburban peace and urban convenience. Positioned as a land for sale near Athalassa National Forest Park, you are just minutes away from Nicosia's primary green lung, providing a healthy lifestyle for the whole family. 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 project, ensuring your investment is handled with authoritative professional care.

Strategic Proximity & Landmarks
Nature: ~2.1 km (approx. 4-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: ~2.9 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 access to the Nicosia-Limassol motorway and Geri's main service hubs.

Key Property Features
Location: Geri, Nicosia (Strategic Residential Hub)

Total Area: 635sq.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 prepare a detailed calculation of the buildable area for each floor or provide more details on the timeline for the completion of the division? Contact G&P Lazarou today for a private consultation

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 5 & 6**
Website

Main Features

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

Area

Plot Area: **1,046m²**