

# For Sale, Land, Plot, Nicosia, Geri, 756m²

For Sale : **€ 263,000**

**Description**
High-Yield Development Opportunity: Prime 756m² Plot in Geri, Nicosia
Unlock the full potential of urban development with this high-density building plot located in the heart of Geri's commercial and residential hub. Specifically positioned for High-Yield Development and Strategic Acquisition, this 756m² parcel is a rare find for developers looking to maximize their ROI. With an impressive Building Density of 140%, the property is perfectly suited for the construction of a modern apartment complex or a high-end mixed-use building.

The Πα8 Planning Zone offers unparalleled versatility, featuring a 70% coverage factor that allows for substantial floor plates and efficient architectural designs. Whether you are looking to capitalize on the growing demand for rental units near the University of Cyprus or seeking to develop a flagship residential project, this plot provides the density and location required for a high-value Cyprus real estate investment. Its central location ensures that future residents are just steps away from essential amenities, including supermarkets, cafes, and professional services.

As plots of land for sale in Geri continue to attract significant attention due to the area's rapid expansion and proximity to Nicosia's city center, this property stands out as a premier asset. The combination of high density and excellent accessibility to the highway and neighboring municipalities makes it an authoritative choice for those looking to build in one of the capital's most dynamic suburbs.

Strategic Proximity & Landmarks
Services: Located within walking distance of local shops, pharmacies, and cafes.

Education: 3.8 km (approx. 6-minute drive) from the University of Cyprus (UCY).

Healthcare: 4.1 km (approx. 7-minute drive) from Nicosia General Hospital.

Shopping & Retail: 3.5 km (approx. 6-minute drive) from The Mall of Cyprus and IKEA.

Connectivity: Immediate access to the main road network connecting Geri to Latsia and central Nicosia.

Key Property Features
Location: Geri, Nicosia (Central Area)

Plot Size: 756 m²

Planning Zone: Πα8 (High-Density Residential/Mixed-Use)

Building Density: 140% (Optimized for apartment complexes and high ROI)

Coverage Factor: 70%

Permitted Height: 2 Floors (Note: Density allows for significant volume within height limits)

Access: Frontage along a Registered Road with full utility provisions.

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 a feasibility study for an apartment block on this high-density plot or discuss the current market yields in Geri? Contact G&P Lazarou today for a private consultation.

## Details

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

## Main Features

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

## Area

Plot Area: **756m²**

## Further Details

Corner Plot

# Gallery

