

For Sale, Land, Plot, Nicosia, Geri, 528m²

For Sale : **€ 230,000**

Description
Elite Corner Opportunity: Under-Division Residential Plot in Pen Hill
Elevate your investment portfolio with this prestigious under-division corner residential plot, located in the highly coveted Pen Hill enclave of Geri. Positioned as a premier choice for Small Development and High-Value Living, this property offers a rare combination of elevated prestige and significant architectural flexibility. With a robust Building Density of 80%, this site is the ideal canvas for a luxury multi-unit project or a grand private estate that commands both views and value.

The 45% coverage factor within the Kα7 Planning Zone ensures that any future development remains sophisticated and airy, providing ample space for premium outdoor amenities such as infinity pools, expansive sun decks, and manicured gardens. As a corner plot, it benefits from dual street frontage, enhanced privacy, and superior natural light—qualities that are highly prized in the Cyprus real estate investment market. This strategic acquisition is perfectly suited for those looking to capitalize on Nicosia's most desirable suburban expansion near the lush Athalassa National Forest Park.

Located just moments from the serene Athalassa Forest, this property offers a unique lifestyle where nature meets urban convenience. Its proximity to major landmarks like the University of Cyprus and The Mall of Cyprus ensures that your investment is anchored by the capital's most vital infrastructure. G&P Lazarou trusted properties brings 32 years of market-leading expertise to this division project, ensuring all modern infrastructure requirements are met with professional integrity.

Strategic Proximity & Landmarks
Nature: 1.8 km (approx. 4-minute drive) from the green expanse of Athalassa National Forest Park.

Shopping & Lifestyle: 2.9 km (approx. 5-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: 3.1 km (approx. 6-minute drive) from Nicosia General Hospital.

Education: 3.5 km (approx. 6-minute drive) from the University of Cyprus (UCY).

Connectivity: Immediate access to the Nicosia-Limassol motorway and key city center arteries.

Key Property Features
Location: Pen Hill Area, Geri, Nicosia (near Athalassa Forest)

Type: Corner Residential Plot (Under-Division)

Planning Zone: Kα7 (Residential)

Building Density: 80% (Optimized for high-value residential yield)

Coverage Factor: 45%

Permitted Height: 2 Floors (10 meters maximum)

Road Access: Corner positioning on a 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 32 years, providing professional expertise and a dedicated legacy of trust for every client.

Would you like to review the specific division layout for this corner plot or schedule a private site visit to experience the location? 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: **528m²**

Gallery

