

For Sale, Land, Plot, Nicosia, Geri, 1,600m²

For Sale : **€ 465,000**

Description
Family Living and Long-term Investment

The Foundation of Your Future. This 764 sqm under-division plot in the burgeoning residential landscape of Geri represents a premier opportunity for those seeking a tranquil and high-quality living environment. With a building density of 40% and a coverage factor of 25% within the Ka9 planning zone, the property is specifically tailored for low-density development, ensuring maximum privacy and ample space for gardens and outdoor amenities. In March 2026, the Cyprus real estate market is notably robust following the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution on rental income, significantly enhancing the net acquisition value for homeowners. Furthermore, the 2026 market is supported by the 6th Edition of the Housing Scheme for the Revitalization of Specific Areas, which launched on March 2, 2026, providing financial incentives for primary residence construction in the Nicosia district. Its position in a peaceful, developing residential zone ensures a secure and appreciating asset, a standard of quality we have prioritized for 3 decades of experience.

Description Secure your place in the burgeoning residential landscape of Geri with this 764 sqm under-division plot. Specifically tailored for family living and long-term investment, offering space, privacy, and low-density development potential in the Ka9 planning zone. This plot is part of a modern division project, ensuring that all necessary infrastructure, including registered road access, water, and electricity, will be provided to the boundary, offering a clean slate for a bespoke architectural design.

Building Data
Building Density: 40%
Cover Factor: 25%
Town Planning Zone: Residential (Zone Ka9)
Plot Size: 764 sqm
Maximum Floors: 2
Maximum Height: 10 meters

Proximity Landmarks
Geri Elementary School A and B are the primary educational facilities for the community, located within a 5-minute drive and providing modern learning environments for local students.

Gymnasio Geriou is the local secondary school situated on Athalassas Avenue, serving as a central educational pillar for the youth of Geri and the surrounding suburban areas.

University of Cyprus (UCY) is the island's leading public research university, located just 10 minutes away in the neighboring Aglantzia district, making this area highly desirable for academic staff and families.

Athalassa National Forest Park is a vast green lung offering over 20 kilometers of trails for cycling and walking, located within a short drive and providing a significant lifestyle benefit for residents.

The General Hospital of Nicosia and the Mall of Cyprus are accessible via a 10-minute drive, ensuring immediate access to the capital's premier healthcare and retail infrastructure.

Nicosia Ring Road (Phase A1) which was fully operational by early 2026, has significantly improved the connectivity of Geri to the highway network, reducing commute times to both the city center and the southern coastal routes.

Strategic Location and Urban Connectivity
The value of this property is reinforced by its location in a municipality that has successfully transitioned into a modern suburban hub, offering a peaceful residential atmosphere with high-speed access to Nicosia’s business and academic centers via the recently upgraded regional infrastructure.

Plots of land for sale in Geri: A premier opportunity to acquire a residential plot in a high-demand suburban location favored for its quality of life.
Cyprus real estate investment: A high-value asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.

Government Housing Subsidy: As of March 23, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with grants for eligible applicants.
Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating residential units into the affordable rental market with zero income tax on such rents for a four-year period.
Capital Gains Tax Relief: The 2026 reforms have increased lifetime exemptions for the disposal of a primary residence to 150,000 euro, providing significant tax savings for end-users.
Privacy and Space: The 40% building density allows for a design that emphasizes large garden spaces and private living areas, ideal for the long-term stability of a growing family.
Digital Infrastructure: Geri is fully integrated into the 2026 high-speed fiber network expansion, supporting the needs of remote workers and modern smart home systems.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of suburban peace and long-term investment potential, this 764 sqm under-division plot in Geri is an unparalleled opportunity. Land with 40% density in such a well-connected area is a primary choice for the 2026 market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-value residential site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 3**
Website

Main Features

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

Area

Plot Area: **1,600m²**