

For Sale, Land, Plot, Nicosia, Geri, 1,192m²

For Sale : **€ 216,800**

Description
Unlock an elite investment tier with this expansive 1,192sqm residential field, strategically located in the heart of Geri. This property is a prime candidate for High-Yield Development and Strategic Acquisition, offering a density rarely found in the suburbs. If you are looking to maximize ROI through high-density residential projects or modern apartment complexes, this is the definitive Cyprus real estate investment for your portfolio in 2026.

Falling within the specialized Residential Planning Zone Πα9, the field boasts an exceptional Building Density of 120% and a 70% coverage factor. These robust parameters allow for a total buildable area of approximately 1,430sqm. This high-efficiency ratio makes it ideal for building multiple residential units or a high-density apartment block, ensuring a significant yield for developers. While many plots of land for sale in Geri focus on single-family homes, this field's unique zoning positions it as a high-value asset for those targeting the rental market or high-turnover sales.

Located in a central and growing hub, this land for sale near Athalassa National Forest Park benefits from its proximity to Nicosia's primary amenities, including the University of Cyprus and the General Hospital. The G&P Lazarou trusted properties 34-year legacy ensures that this high-yield project is backed by professional authority and practical market insights. With established road access and infrastructure already taking shape in the surrounding area, this is an immediate-start opportunity for the serious developer.

Strategic Proximity & Landmarks
Nature: ~2.8 km (approx. 6-minute drive) from the expansive Athalassa National Forest Park.

Education: ~3.5 km (approx. 7-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: ~3.2 km (approx. 6-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: ~3.9 km (approx. 7-minute drive) from Nicosia General Hospital.

Connectivity: Central Geri location with rapid access to the Nicosia-Limassol motorway.

Key Property Features
Location: Geri, Nicosia (High-Growth Residential Sector)

Total Area: 1,192sqm (Substantial footprint for multi-unit projects)

Town Planning Zone: Πα9 (Residential)

Building Density: 120% (Optimized for maximum ROI and apartment development)

Coverage Factor: 70% (Superior building footprint efficiency)

Permitted Height: 2 Floors (7 meters maximum)

Development Type: Ideal for apartment complexes or high-density housing.

Infrastructure: Registered road access with utilities nearby.

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 conceptual floor area breakdown for an apartment project on this site or verify the latest sewerage connection status? 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: **7**

Area

Plot Area: **1,192m²**

Gallery

