

For Sale, Land, Plot, Nicosia, Geri, 531m²

For Sale : **€ 135,000**

Description
Strategic Real Estate Opportunity: Under-Division Plots in Geri, Nicosia
Secure a premier foundation for your next project in the rapidly appreciating district of Geri. These residential plots, currently under division, present a versatile opportunity balanced perfectly for Small Development and High-Value Living. With a significant Building Density of 80% and a 45% coverage factor within the Kα7 Planning Zone, these parcels offer the architectural flexibility and yield potential that savvy investors and developers demand.

Whether you are looking to construct a bespoke luxury villa with expansive grounds or a boutique collection of residential units, these plots provide the ideal canvas. As plots of land for sale in Geri continue to rise in popularity due to their proximity to Nicosia's urban core and green lungs, this site stands out as a high-potential Cyprus real estate investment. The under-division status ensures that each plot will benefit from modern infrastructure and direct access to a registered road, making it a secure long-term investment.

The location offers a unique lifestyle advantage, situated within minutes of the Athalassa National Forest Park and the University of Cyprus. By choosing a property near such key landmarks, you ensure that your strategic acquisition remains desirable for both resale and high-end rentals. G&P Lazarou trusted properties brings 32 years of authoritative expertise to this project, ensuring every aspect of the division meets the highest professional standards.

Strategic Proximity & Landmarks
Education: 2.9 km (approx. 5-minute drive) from the University of Cyprus (UCY).

Nature: 2.6 km (approx. 5-minute drive) from the lush Athalassa National Forest Park.

Shopping & Retail: 3.6 km (approx. 7-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: 4.1 km (approx. 8-minute drive) from Nicosia General Hospital.

Connectivity: Seamless links to the Nicosia-Limassol motorway and Geri's main commercial strip.

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

Status: Under-Division Project (Ensuring modern road and utility access)

Town Planning Zone: Kα7 (Residential)

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

Coverage Factor: 45%

Permitted Height: 2 Floors (10 meters maximum)

Access: Direct frontage along a Registered Road (Post-division)

Note: Prices are 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 these plots or discuss the potential for a boutique development project? Contact G&P Lazarou today for a private consultation.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 4**
Website

Main Features

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

Area

Plot Area: **531m²**

Gallery



