

For Sale, Land, Plot, Nicosia, Geri, 545m²

For Sale : **€ 135,000**

Description
Premium Custom Living: Under-Division Residential Plot in Geri, Nicosia
Secure a foundation for your future in the quiet and rapidly modernizing suburb of Geri. This under-division residential plot is perfectly tailored for Family Living and a stable Long-term Investment. In an area increasingly favored by those seeking a retreat from the city's core, this property emphasizes the luxury of privacy, expansive space, and the freedom to build a custom-designed home.

With a Building Density of 60% and a 35% coverage ratio within the Kα8 Planning Zone, the focus is firmly on high-quality, low-density development. These parameters allow for a spacious two-story residence with ample room for private landscaped gardens, outdoor entertainment areas, or a swimming pool. As plots of land for sale in Geri continue to attract discerning buyers, this under-division project represents a strategic acquisition in the Cyprus real estate investment market, ensuring modern infrastructure and direct access to a registered road.

The location offers a harmonious blend of suburban serenity and urban accessibility. Situated near the Athalassa National Forest Park, residents can enjoy nature at their doorstep while remaining just minutes away from Nicosia's primary retail and educational hubs. Whether you are a family planning your "forever home" or an investor seeking a high-value asset, this plot—presented by G&P Lazarou trusted properties—provides the authoritative market backing and professional quality you expect.

Strategic Proximity & Landmarks
Nature: 2.1 km (approx. 4-minute drive) from the lush Athalassa National Forest Park.

Education: 4.2 km (approx. 8-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: 3.4 km (approx. 6-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: 3.7 km (approx. 7-minute drive) from Nicosia General Hospital.

Connectivity: Immediate access to the Nicosia-Limassol motorway and Geri's central service area.

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

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

Town Planning Zone: Kα8 (Residential)

Building Density: 60% (Ideal for custom family homes and long-term value)

Coverage Factor: 35%

Permitted Height: 2 Floors (10 meters maximum)

Road Access: Benefits from frontage along 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 me to check the availability of specific corner plots within this division or provide a breakdown of the VAT refund eligibility for first-time homebuilders?

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 5**
Website

Main Features

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

Area

Plot Area: **545m²**

Gallery



