

For Sale, Land, Plot, Nicosia, Geri, 525m²

For Sale : **€ 135,000**

Description
An exceptional development opportunity is unfolding in the serene and rapidly evolving landscape of Geri, Nicosia. These under-division residential plots, nestled within the prestigious Kα8 Planning Zone, offer a refined foundation for those who prioritize Family Living and a stable Long-term Investment. Designed for the discerning buyer, this project emphasizes privacy, generous proportions, and the luxury of building a custom-designed residence in a tranquil suburban setting.

With a Building Density of 60% and a 35% coverage factor, these plots are the gold standard for low-density, high-quality residential life. The specific planning parameters allow for the creation of spacious, two-story homes with significant garden areas, perfect for outdoor living and private amenities. As plots of land for sale in Geri continue to appreciate, especially those near the lush green belt of the Athalassa National Forest Park, this project represents a strategic acquisition in the Cyprus real estate investment market.

The area's unique charm lies in its balance of natural beauty and modern accessibility. Residents will enjoy a quiet neighborhood atmosphere while remaining just minutes away from Nicosia’s primary retail and educational hubs, including The Mall of Cyprus and the University of Cyprus. Whether you are looking to build a "forever home" or a high-prestige boutique project, these plots—presented by G&P Lazarou trusted properties—offer the professional infrastructure and authoritative market backing you need to build with confidence.

Strategic Proximity & Landmarks
Nature & Recreation: 1.4 km (approx. 3-minute drive) from the Athalassa National Forest Park.

Education: 3.8 km (approx. 7-minute drive) from the University of Cyprus (UCY).

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

Healthcare: 3.2 km (approx. 6-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 (High-Growth Residential Area)

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

Town Planning Zone: Kα8 (Residential)

Building Density: 60% (Ideal for spacious, custom family homes)

Coverage Factor: 35%

Permitted Height: 2 Floors (10 meters maximum)

Surroundings: Quiet, developed neighborhood with a focus on privacy.

Note: 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 division masterplan to see which specific plots are still available? Contact G&P Lazarou today for a private consultation.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 6**
Website

Main Features

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

Area

Plot Area: **525m²**

Gallery



