

For Sale, Land, Plot, Nicosia, Geri, 550m²

For Sale : **€ 135,000**

Description
High-Yield Development and Strategic Acquisition

The Foundation of Your Future. These under-division residential plots in the strategically positioned Geri area represent a premier opportunity for a high-impact development in one of Nicosia's most active suburban expansion zones. Falling within the Ka7 planning zone, the property offers a significantly higher building density of 80% and a 45% coverage factor, making it an ideal candidate for a luxury multi-unit residential project or a series of high-specification detached villas. In March 2026, the local market is exceptionally 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, drastically improving the net acquisition value and yield potential for investors. Furthermore, the 2026 market is bolstered by the 6th Edition of the Housing Scheme for the Revitalization of Specific Areas, which launched on March 2, 2026, providing substantial financial incentives for primary residence construction in the Nicosia district. The plots' position in an area characterized by modern residential growth ensures a secure and appreciating asset, a standard of quality we have prioritized for 3 decades of experience.

Description Under division residential plots in Geri. The plots fall within a residential planning zone with 80% building density and 45% coverage, allowing for a maximum of 2 floors and a height of 10 meters. This property is part of a modern division project, ensuring that all necessary infrastructure, including registered road access and utility connections, will be provided to the boundary. The topography and high density coefficient offer maximum flexibility for developers looking to create high-value living spaces or for families seeking a substantial custom-built home.

Building Density 80%
Cover Factor 45%
Town Planning Zone Residential (Zone Ka7)
Maximum Floors 2
Maximum Height 10 meters

Proximity Landmarks
Geri Elementary School B is the primary educational facility serving this residential pocket, located within a 4-minute drive to provide a modern learning environment for local families.

Gymnasio Geriou (Iona and Kolokasi) is the local secondary school situated on Eleftherias Street, serving as a central educational pillar for the youth of Geri and the surrounding suburban areas.

PASCAL Private School Lefkosia is a world-class international education campus located in nearby Lemesou Avenue, offering the IB Diploma Programme and Cambridge Primary curriculum, accessible within a 10-minute drive.

University of Cyprus (UCY) and its flagship campus in Aglantzia are reachable within 8-10 minutes, making this a strategic location for academic professionals and high-end rental demand.

Athalassa National Forest Park, a vast green lung with extensive walking and cycling trails, is situated in close proximity, offering a unique lifestyle benefit for active residents.

Ippokratous-Argyroupoleos-Tseriou Road Network is a major infrastructure project nearing final delivery this month, promising significant relief for daily commuters and enhancing the connectivity of the wider Geri-Latsia-Strovolos corridor.

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 2026 road networks.

Plots of land for sale in Geri: A premier opportunity to acquire high-density residential plots 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.
Development Efficiency: The 80% building density is a strategic advantage for developers looking to maximize the square footage of luxury residences or small apartment blocks.
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 high-yield development potential, these under-division plots in Geri are an unparalleled opportunity. Land with 80% 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 9**
Website

Main Features

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

Area

Plot Area: **550m²**

Gallery



