

For Sale, Land, Plot, Nicosia, Geri, 530m²

For Sale : **€ 135,000**

Description
Strategic Real Estate Portfolio: Under-Division Residential Plots in Geri
Position yourself at the forefront of Nicosia's suburban expansion with these versatile residential plots in Geri. Currently under division, these land parcels are strategically categorized across two primary planning zones, offering a refined balance between Small Development potential and High-Value Living. Whether you are targeting a sophisticated boutique project or a private luxury estate, these plots provide the architectural flexibility required for a high-yield Cyprus real estate investment.

With building densities ranging from 60% (Zone Kα8) to 80% (Zone Kα7), investors can select the optimal site for their specific objectives. The 80% density option is particularly advantageous for developers seeking maximized yield potential, while the 60% density plots are ideal for premium family residences that prioritize privacy and expansive outdoor space. As plots of land for sale in Geri continue to attract interest due to their proximity to the capital's medical and educational hubs, these "ready-to-division" assets represent a strategic acquisition in today's market.

The location offers an enviable lifestyle, situated just a short drive from the Athalassa National Forest Park and the University of Cyprus. Each plot will benefit from modern infrastructure, including frontage along a registered road, ensuring a seamless development process from the outset. G&P Lazarou trusted properties brings 32 years of authoritative expertise to this project, providing the professional guidance needed to capitalize on Geri's rapid modernization.

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

Nature & Recreation: 2.5 km (approx. 5-minute drive) from the Athalassa National Forest Park.

Shopping & Lifestyle: 3.5 km (approx. 7-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: 4.0 km (approx. 8-minute drive) from Nicosia General Hospital.

Connectivity: Quick access to the Nicosia-Limassol motorway and Geri’s main service hub.

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

Status: Under-Division Project

Town Planning Zones: Kα7 (80% Density) / Kα8 (60% Density)

Coverage Factors: 45% (Zone Kα7) / 35% (Zone Kα8)

Permitted Height: 2 Floors (10 meters maximum)

Infrastructure: To be served by a Registered Road and modern utilities.

Investment Profile: Ideal for boutique residential complexes or luxury family homes.

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 masterplan or discuss which planning zone best fits your investment strategy? Contact G&P Lazarou today for a private consultation.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 13**
Website

Main Features

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

Area

Plot Area: **530m²**

Gallery



