

For Sale, Land, Plot, Nicosia, Geri, 526m²

For Sale : **€ 135,000**

Description
Unlock a premier investment opportunity in one of Nicosia’s most dynamic residential hubs. These under-division plots in Geri offer a refined balance between Small Development potential and High-Value Living. Strategically positioned across two primary planning zones, this project caters to both developers seeking high-yield potential and families looking for a bespoke, long-term residence in a tranquil suburban setting.

With building densities ranging from 60% (Zone Kα8) to 80% (Zone Kα7), these parcels provide unparalleled architectural flexibility. The 80% density option (Zone Kα7) is a strategic acquisition for those looking to maximize floor area for a boutique residential project, while the 60% density plots (Zone Kα8) are ideal for spacious family homes that prioritize privacy and expansive garden areas. As plots of land for sale in Geri continue to appreciate, this development stands out as a secure Cyprus real estate investment backed by modern infrastructure and a registered road.

Located just a breath away from the University of Cyprus and the lush Athalassa National Forest Park, these plots offer a lifestyle where nature meets urban convenience. Residents enjoy easy access to The Mall of Cyprus and the Nicosia General Hospital, ensuring that your investment is supported by the city's most vital services. G&P Lazarou trusted properties brings over 32 years of authoritative expertise to this project, ensuring every aspect of the division meets the highest professional standards.

Strategic Proximity & Landmarks
Nature: 2.6 km (approx. 5-minute drive) from the Athalassa National Forest Park.

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

Shopping: 3.5 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 access to the Nicosia-Limassol motorway and Geri’s main commercial strip.

Key Property Features
Location: Geri, Nicosia (Prime 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)

Access: Frontage along a Registered Road (upon completion)

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 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 15**
Website

Main Features

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

Area

Plot Area: **526m²**

Gallery



