

For Sale, Land, Plot, Nicosia, Geri, 765m²

For Sale : **€ 160,000**

Description
Seize a rare architectural and financial opportunity in the sought-after border region of Geri and Latsia. This substantial 765sq.m half-plot is a standout choice for those seeking High-Value Living with the added benefit of being VAT Exempt—a significant saving for any Cyprus real estate investment. Its location on the prominent Akropoleos Road ensures exceptional visibility and prestige, making it ideal for a landmark family residence or a sophisticated Small Development.

The property falls within the Residential Planning Zone Kα7, featuring a robust Building Density of 80% and 45% coverage. These parameters allow for a total buildable area of approximately 612sq.m across two floors. This generous allowance is perfect for creating an expansive, modern villa with ample space for private amenities such as a swimming pool, home gym, and landscaped gardens. As plots of land for sale in Geri continue to appreciate, this strategic acquisition offers unmatched versatility and long-term value.

Positioned as a land for sale near Athalassa National Forest Park, this plot offers a lifestyle that merges urban convenience with natural beauty. You are within a 5-minute radius of the University of Cyprus, The Mall of Cyprus, and the Nicosia General Hospital. G&P Lazarou trusted properties brings a 34-year legacy of excellence to this listing, ensuring that this half-share property is handled with the highest level of professional authority and legal clarity.

Strategic Proximity & Landmarks
Nature: ~2.0 km (approx. 4-minute drive) from the lush Athalassa National Forest Park.

Education: ~2.8 km (approx. 5-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: ~2.5 km (approx. 4-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: ~2.9 km (approx. 5-minute drive) from Nicosia General Hospital.

Connectivity: Prime frontage on Akropoleos Road with rapid access to the Nicosia-Limassol motorway.

Key Property Features
Location: Geri/Latsia Border (Prime Akropoleos Road frontage)

Total Share Area: 765sq.m (Substantial half-plot)

Tax Status: NO VAT! (Resale status provides immediate 19% tax savings)

Town Planning Zone: Kα7 (Residential)

Building Density: 80% (High yield for luxury residential builds)

Coverage Factor: 45%

Permitted Height: 2 Floors (10 meters maximum)

Accessibility: High-visibility location with excellent road connectivity.

G&P Lazarou trusted properties has been a pillar of the Cypriot real estate market for over 34 years, providing professional expertise and a dedicated legacy of trust for every client.

Would you like me to prepare a buildable area breakdown for a multi-unit project on this plot or discuss the legal details of the 1/2 share ownership? Contact G&P Lazarou today for a private consultation.

Details

Property Type: **Land** Status: **Available** Website

Main Features

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

Area

Plot Area: **765m²**

Further Details

Water, Electricity

Gallery

