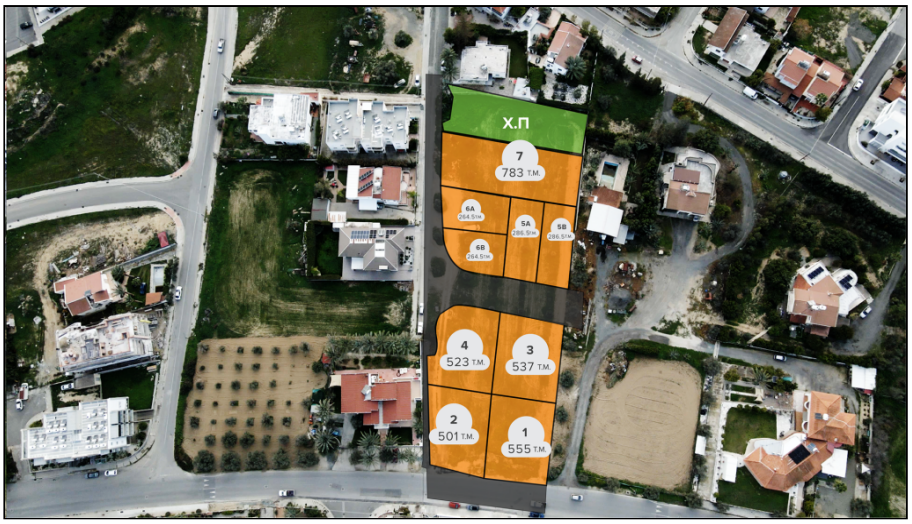


For Sale, Land, Plot, Nicosia, Geri, 286.50m²

For Sale : **€ 70,000**

Description
For Sale Residential Plot in Geri, Nicosia
Strategic Residential Development: 80% Density Plot in Prime Geri Location
Positioned in one of Geri's most desirable residential zones, this "Plot Under Division" offers an exceptional opportunity for those seeking a balance between High-Value Living and Small Development. With its 80% building density, this property is perfectly suited for a versatile range of projects, from a significant family residence to a modern, boutique apartment structure.
The plot is zoned as Κα7, providing a generous building coefficient that maximizes your Cyprus real estate investment. The 45% coverage factor ensures that any future construction allows for ample outdoor living spaces, gardens, or private amenities. Already equipped with essential infrastructure, including a registered road, water, and electricity, this site is a "plug-and-play" asset for immediate planning.
Located just minutes from Nicosia's primary commercial and educational landmarks, these plots of land for sale in Geri provide the strategic convenience that modern residents demand. Whether you are building a custom home or looking for a high-yield project, this plot's location near the University of Cyprus and major retail centers makes it a prime candidate for long-term appreciation.
Proximity & Strategic Landmarks
Exact Location: https://maps.app.goo.gl/ZfGn2imSFzTCBSqK7
Education: 1.5 km (3-minute drive) from the University of Cyprus (UCY) campus.
Shopping & Lifestyle: 3.8 km (7-minute drive) from The Mall of Cyprus and IKEA.
Healthcare: 4.1 km (8-minute drive) from Nicosia General Hospital.
Nature: 2.8 km (5-minute drive) from Athalassa National Forest Park.
Local Schooling: 1.9 km (4-minute drive) from Geri Elementary School.
Key Property Features
Location: Prime Geri, Nicosia
Zoning: Κα7 (Residential)
Building Density: 80% (Excellent versatility for development)
Coverage Ratio: 45%
Permitted Height: 2 Floors (10 meters)
Infrastructure: Registered Road, Water, and Electricity onsite.
Status: Residential plot under division.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 5A**
Website

Main Features

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

Area

Plot Area: **287m²**

Further Details

Water, Electricity

Gallery





