

For Sale, Land, Plot, Nicosia, Geri, 598m²

For Sale : **€ 165,000**

Description
Secure a distinguished foundation for your family’s future in the peaceful and rapidly developing community of Geri. This 598sq.m residential plot is perfectly tailored for Family Living and a stable Long-term Investment. Offering a generous and versatile footprint, this property provides the ideal architectural canvas to design a custom-built home that balances modern luxury with the quiet charm of a suburban sanctuary.

With a Building Density of 60% and a 35% coverage factor within the Kα8 Planning Zone, the focus is firmly on high-quality, low-density development. These favorable parameters allow for a total buildable area of approximately 359sq.m across two floors, ensuring you have ample room for a grand family villa without sacrificing expansive private gardens or outdoor entertainment areas. As plots of land for sale in Geri continue to attract discerning buyers, this strategic acquisition represents a premium entry into the Cyprus real estate investment market.

The location offers a harmonious blend of suburban serenity and urban accessibility. Situated as a land for sale near Athalassa National Forest Park, residents can enjoy Nicosia's primary green lung just minutes away, while remaining within easy reach of the University of Cyprus, The Mall of Cyprus, and the General Hospital. G&P Lazarou trusted properties brings 33 years of authoritative market expertise to this listing, ensuring a professional and reliable path from acquisition to the completion of your dream home.

Strategic Proximity & Landmarks
Nature: ~2.3 km (approx. 5-minute drive) from the lush Athalassa National Forest Park.

Education: ~3.0 km (approx. 5-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: ~3.2 km (approx. 6-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: ~3.8 km (approx. 7-minute drive) from Nicosia General Hospital.

Connectivity: Immediate and easy access to the main Nicosia-Limassol motorway and Geri’s commercial center.

Key Property Features
Location: Geri, Nicosia (Peaceful Residential Enclave)

Total Area: 598sq.m

Town Planning Zone: Kα8 (Residential)

Building Density: 60% (Ideal for custom family homes and privacy)

Coverage Factor: 35%

Permitted Height: 2 Floors (10 meters maximum)

Status: 100% within the residential zone, ensuring consistent development potential.

Accessibility: Established area with registered road access and proximity to all essential amenities.

G&P Lazarou trusted properties has been a pillar of the Cypriot real estate market for over 33 years, providing professional expertise and a dedicated legacy of trust for every client.

Would you like me to prepare a calculation of the buildable interior square meters for this plot or arrange a private site visit? Contact G&P Lazarou today for a private consultation.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 8**
Website

Main Features

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

Area

Plot Area: **598m²**