

For Sale, Land, Plot, Nicosia, Geri, 594m²

For Sale : **€ 164,000**

Description
Secure a premium foundation for your dream home in one of Nicosia’s most peaceful and rapidly evolving residential sectors. This 594sq.m plot in Geri is an ideal choice for those prioritizing Family Living and a secure Long-term Investment. Offering a balanced footprint, this property provides the necessary space to build a custom residence that combines modern luxury with the quiet charm of suburban life.

With a Building Density of 60% and a 35% coverage factor within the Kα8 Town Planning Zone, the emphasis is strictly on privacy and low-density living. These parameters allow for a total buildable area of approximately 356sq.m across two floors, ensuring you can design a spacious family villa with ample room for private gardens, a swimming pool, and outdoor living areas. As plots of land for sale in Geri continue to appreciate, this strategic acquisition represents a high-value entry into the Cyprus real estate investment market.

The location offers a perfect blend of serenity and connectivity. Positioned as a land for sale near Athalassa National Forest Park, you are just a short drive from Nicosia’s primary green lung, as well as the University of Cyprus and the capital's main commercial hubs. G&P Lazarou trusted properties brings 32 years of authoritative expertise to this listing, ensuring your path to property ownership is supported by a legacy of professional integrity.

Strategic Proximity & Landmarks
Nature: ~2.1 km (approx. 4-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: Seamless access to the Nicosia-Limassol motorway and Geri’s main commercial strip.

Key Property Features
Location: Geri, Nicosia (Developing Residential Area)

Total Area: 594sq.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)

Orientation: 100% within the Kα8 zone, ensuring consistent development potential.

Infrastructure: Established area with easy access to all modern utilities.

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 me to prepare a calculation of the maximum buildable interior space for this plot or arrange a private viewing? Contact G&P Lazarou today for a private consultation.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 9**
Website

Main Features

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

Area

Plot Area: **594m²**