

For Sale, Land, Plot, Nicosia, Geri, 570m²

For Sale : **€ 160,000**

Description
Family Living and Long-term Investment

The Foundation of Your Future. This premium 570 sqm residential plot in Geri represents a rare opportunity to secure a position in the capital's most prestigious suburban enclave. Directly opposite the elite Penhill area and minutes from the Athalassa National Forest Park, the property falls within the Ka8 planning zone with a 60% building density and 35% coverage. This makes it an ideal canvas for a high-specification custom villa or a luxury multi-unit development that prioritizes both privacy and proximity to Nicosia's key infrastructure, including the Mall of Cyprus and the General Hospital. In March 2026, the local market is exceptionally strong following the landmark January 1st tax reform, which fully abolished stamp duty on documents and removed the Special Defence Contribution on rental income, significantly enhancing net returns for investors and homeowners. Furthermore, the 2026 market is supported by the 6th Edition of the Housing Scheme for the Revitalization of Specific Areas, which launched on March 2, 2026, providing substantial financial incentives for primary residence construction. The plot's elite positioning ensures a secure and appreciating asset, a standard of quality we have prioritized for 3 decades of experience.

Description Elite 570 sqm Residential Plot in Geri – The "Penhill" Area. G&P Lazarou presents a premium residential plot in Geri's most prestigious neighborhood, directly opposite the elite Penhill area and minutes from Athalassa National Forest Park, the Mall of Cyprus, IKEA, and Nicosia General Hospital. This plot offers a seamless blend of suburban peacefulness and exceptional city connectivity. It features a flat surface ready for immediate development and is not subject to VAT, representing a significant saving for the buyer.

Building Density 60%
Cover Factor 35%
Town Planning Zone Residential (Zone Ka8)
Plot Size 570 sqm
Maximum Floors 2
Maximum Height 10 meters

Proximity Landmarks
Penhill Estate is the landmark luxury residential community located directly opposite the plot, defining the high-end character and investment value of the immediate surroundings.

Athalassa National Forest Park, a vast green lung with extensive walking and cycling trails, is situated less than 5 minutes away, offering a unique lifestyle benefit for active families.

The Mall of Cyprus and IKEA are the island's premier retail destinations, located within a 5-minute drive at the entrance of Nicosia, providing unparalleled convenience for shopping and entertainment.

Nicosia General Hospital, the country's primary healthcare facility, is located in close proximity, ensuring immediate access to top-tier medical services.

The University of Cyprus (UCY) campus in Aglantzia is reachable within 8 minutes, making this a strategic location for academics and professionals.

Nicosia Ring Road (Phase A1), fully operational as of early 2026, provides rapid connectivity from Geri to the national highway network, significantly reducing travel times to Limassol and Larnaca.

Strategic Location and Urban Connectivity
The value of this property is reinforced by its location in the most sought-after pocket of Geri, acting as a bridge between the tranquility of the forest park and the commercial heartbeat of Nicosia.

Plots of land for sale in Geri: A premier opportunity to acquire a high-value plot in the prestigious Penhill area.
Cyprus real estate investment: A primary asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.
Government Housing Subsidy: As of March 23, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with grants for eligible applicants.

Renovate-Rent Scheme: Under the March 16, 2026 guidelines, owners can access state grants for integrating residential units into the affordable rental market with zero income tax on such rents.
Capital Gains Tax Relief: The 2026 reforms have increased lifetime exemptions for the disposal of a primary residence to 150,000 euro, providing significant tax savings.
No VAT: This specific property is not subject to VAT, offering a direct financial advantage compared to similar new-build plots in the area.
Digital Infrastructure: The area is fully served by the 2026 high-speed fiber network, supporting the needs of modern smart homes and remote executive work.

If you are looking for G&P Lazarou trusted properties that offer the ultimate balance of prestige and long-term investment potential, this Penhill-adjacent plot is an unparalleled opportunity. Land with 60% density in such a premier location is a primary choice for the 2026 market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this elite residential site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

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: **570m²**