

For Sale, Land, Field, Nicosia, Geri, 2,156m²

For Sale : **€ 200,000**

Description
For Exchange Residential Land In Geri, Nicosia
Discover an exceptional opportunity to acquire through exchange a prime corner residential field of 2,156 m² in the highly sought-after area of Geri, Nicosia. Ideally positioned in a peaceful yet well-connected neighbourhood, this outstanding property is perfect for developers, investors or private buyers seeking a premium residential project in one of the capital's fastest-growing suburbs. The field enjoys a registered road frontage, a corner position that maximises accessibility and design flexibility, and comes with a separate Title Deed, ensuring a secure and straightforward transaction. The property is available for exchange for apartments, offering a rare opportunity for developers and property owners alike. The property falls entirely within the Kα7 Residential Planning Zone (100%), benefiting from an 80% building density and 45% coverage factor. Development regulations permit the construction of up to 2 floors with a maximum building height of 10 metres, making it ideally suited for luxury detached homes, a boutique residential development or a small residential complex, subject to obtaining the necessary planning permits and approvals. The corner position further enhances the development potential by allowing greater architectural flexibility, improved natural light and excellent accessibility. Situated in the popular municipality of Geri, the property enjoys immediate access to supermarkets, schools, cafés, restaurants, pharmacies and all essential everyday amenities. Excellent road connections provide quick access to Nicosia City Centre, the University of Cyprus, the Mall of Cyprus and the motorway network, making it an ideal location for modern family living and high-value residential development. The property is situated approximately 1.0 km from Geri Municipality Centre, 3.5 km from the University of Cyprus, 4.5 km from the Mall of Cyprus, 8.0 km from Nicosia City Centre, 8.5 km from Athalassa National Forest Park and approximately 39.0 km from Larnaca International Airport. Combining a prime corner location, excellent residential planning parameters, registered road access and exchange potential, this property represents a rare opportunity for residential development and long-term investment. To discover more residential land for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/ Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to discuss this unique exchange opportunity or arrange your private viewing!

Details

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

Main Features

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

Area

Plot Area: **2,156m²**

Further Details

Corner Plot