

For Sale, Land, Field, Nicosia, Geri, 8,947m²

For Sale : **€ 1,100,000**

Description
For Sale Residential Land In Geri, Nicosia
Discover an exceptional opportunity to acquire a vast 8,947 m² residential field in the highly sought-after area of Geri, Nicosia. Offering an impressive land area and outstanding development potential, this property is an ideal choice for developers, investors or private buyers seeking to undertake a prestigious residential project in one of the capital's fastest-growing suburbs. Its strategic location, combined with highly favourable planning parameters, creates excellent prospects for both immediate development and long-term capital appreciation. The property falls within the Kα5 Residential Zone and the Eβ5 Residential Zone, offering exceptional flexibility for a variety of development projects. The planning regulations provide 100% building density within the Kα5 Zone and 120% building density within the Eβ5 Zone, while both zones benefit from a 50% coverage factor. Construction is permitted up to 3 floors with a maximum building height of 13.5 metres, making the property ideally suited for apartment buildings, townhouse developments, residential complexes or other approved residential projects, subject to obtaining the necessary planning permits and approvals. The generous plot size allows developers to maximise the site's full potential while creating a high-quality residential environment. 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 residential development. The property is situated approximately 1.5 km from Geri Municipality Centre, 3.0 km from the University of Cyprus, 4.0 km from the Mall of Cyprus, 7.5 km from Nicosia City Centre, 8.5 km from Athalassa National Forest Park and approximately 38.0 km from Larnaca International Airport. Combining an exceptional land area, highly favourable planning coefficients and a prime location, this property represents a rare opportunity for large-scale 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 arrange your private viewing!

Details

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

Main Features

Property Subtype: **Field**
Town Planning Zone: **Residential**
Height: **14**

Area

Plot Area: **8,947m²**