

For Sale, Land, Field, Nicosia, Geri, 2,239m²

For Sale : **€ 220,000**

Description
For Sale Residential Land In Geri, Nicosia
Discover an exceptional opportunity to acquire a 2,239 m² residential field in the rapidly developing area of Geri, Nicosia. Offering a generous land area and excellent planning characteristics, this property is ideal for developers, investors or private buyers looking to build a spacious family residence or undertake a quality residential development in one of the capital's most desirable suburban communities. The property falls entirely within the Kα7 Residential Planning Zone (100%), offering 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, providing outstanding flexibility for designing luxury detached homes, multiple residential units or a premium residential project, subject to obtaining the necessary planning permits and approvals. The generous size of the field and its favourable planning coefficients offer excellent potential for maximising both functionality and investment value. 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 permanent family living or future residential development. The property is situated approximately 1.5 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, 9.0 km from Athalassa National Forest Park and approximately 39.0 km from Larnaca International Airport. Combining an excellent plot size, favourable residential planning parameters and a prime location, this property represents an outstanding opportunity for residential development and long-term capital appreciation. 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: **10**

Area

Plot Area: **2,239m²**