

For Sale, Land, Plot, Nicosia, Geri, 540m²

For Sale : **€ 122,000**

Description
Discover a premier development opportunity with this 540m² residential plot, perfectly situated in the heart of Geri. Designed for those seeking a balance between Small Development and High-Value Living, this property offers the versatility to create either a sophisticated, modern family residence or a high-yield residential project.

With an 80% building density, this plot provides significant yield potential, allowing for a substantial buildable area across two floors. The 45% coverage factor ensures that while the structure is generous, there remains ample room for landscaped gardens or private outdoor amenities. As plots of land for sale in Geri continue to be in high demand, this specific site stands out for its registered road access and its position within a thriving suburban hub.

Securing land for sale near Geri Elementary School is a strategic move for both developers and private buyers. This location offers a peaceful atmosphere without sacrificing the convenience of proximity to Nicosia's commercial centers, making it a standout choice for any Cyprus real estate investment portfolio.

Proximity & Lifestyle
Education: Only 850m (2-minute drive) from A' Dimotiko Sxoleio Geriou (Geri Elementary School).

Local Amenities: 850m (2-minute drive) from the Geri Center, providing immediate access to shops and services.

Connectivity: Excellent access to main road networks for a quick commute to Nicosia city center.

Key Property Features
Location: Geri, Nicosia

Plot Size: 540m²

Zoning: Kα7 (Residential)

Building Density: 80% (High versatility for residential projects)

Coverage Factor: 45%

Permitted Height: 2 Floors (10m maximum)

Access: Registered Road

Potential: Ideal for a large-scale residence or a boutique residential development.

Details

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

Main Features

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

Area

Plot Area: **540m²**

Gallery

