

For Sale, Land, Plot, Nicosia, Geri, 566m²

For Sale : **€ 144,500**

Description
Ideal Residential Foundation: 566m² Parcel for Custom Family Living in Geri
Discover the perfect canvas for your dream home with this 566m² residential parcel, situated within a desirable "Plot Under Division" project in the peaceful community of Geri. Designed specifically for those who value Family Living and a stable Long-term Investment, this plot offers the space and privacy necessary to build a custom residence tailored to your lifestyle.

With a Building Density of 60%, the focus here is on quality of life and architectural freedom. The favorable 35% coverage factor allows for a generous building footprint across two floors, ensuring plenty of room for private gardens, a swimming pool, or spacious outdoor living areas. These plots of land for sale in Geri are located in a quiet neighborhood that remains exceptionally well-connected to Nicosia's main arteries, balancing suburban tranquility with urban convenience.

Securing land for sale near Geri Elementary School is a strategic move for growing families, ensuring that essential educational facilities and local amenities are just a short drive away. This property represents a high-value opportunity to join a thriving residential area while benefiting from the security of a well-planned development and a solid Cyprus real estate investment.

Strategic Proximity & Accessibility
Education: 2.3 km (4-minute drive) from A' Dimotiko Sxoleio Geriou (Geri Elementary School).

Local Amenities: 2.3 km (4-minute drive) from the heart of Geri Center.

Connectivity: Easy access to major road networks leading directly into the center of Nicosia.

Key Property Features
Location: Geri, Nicosia

Plot Size: 566m²

Zoning: Κα8 (100% Residential)

Building Density: 60% (Optimized for custom villas and family homes)

Coverage Factor: 35%

Permitted Height: 2 Floors (10m maximum)

Status: Part of a professional Plot Under Division project

Details

Property Type: **Land**
Website

Status: **Available**

Unit Number: **PLOT 1**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **566m²**