

For Sale, Land, Plot, Nicosia, Geri, 620m²

For Sale : **€ 158,000**

Description
Unlock the potential of this 620m² residential parcel, ideally situated within a sought-after "Plot Under Division" project in Geri. This property is tailor-made for those prioritizing Family Living and a secure Long-term Investment, offering the perfect dimensions to construct a bespoke home that reflects your personal style and needs.

With a Building Density of 60%, the emphasis is firmly on creating a private sanctuary with ample outdoor space. The favorable 35% coverage factor ensures your residence can feature expansive living areas across two floors, while still leaving significant room for a private garden, pool, or outdoor entertainment zone. These plots of land for sale in Geri are nestled in a tranquil neighborhood, providing a peaceful retreat that remains remarkably well-connected to Nicosia's primary arteries.

Investing in land for sale near Geri Elementary School offers unmatched convenience for growing families, ensuring educational facilities and local amenities are just a short drive away. This plot represents a premier Cyprus real estate investment opportunity, blending suburban quiet with the strategic advantages of a well-planned residential zone.

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.

Urban Connectivity: Quick access to major road networks leading directly into Nicosia.

Key Property Features
Location: Geri, Nicosia

Plot Size: 620m²

Zoning: Κα8 (100% Residential)

Building Density: 60% (Optimized for privacy and custom home construction)

Coverage Factor: 35%

Permitted Height: 2 Floors (10m maximum)

Project Status: Part of a desirable Plot Under Division project

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 2**
Website

Main Features

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

Area

Plot Area: **620m²**