

For Sale, Land, Plot, Nicosia, Geri, 558m²

For Sale : **€ 142,500**

Description
Discover the perfect canvas for your dream home with this 558m² residential parcel, situated within a desirable "Plot Under Division" project in the peaceful community of Geri. Designed 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 specifically 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 and 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 amenities and educational facilities 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.

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

Town Center: 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: 558m²

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**
Status: **Available**
Unit Number: **PLOT 6**
Website

Main Features

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

Area

Plot Area: **558m²**