

For Sale, Land, Plot, Nicosia, Geri, 563m²

For Sale : **€ 143,500**

Description
Ideal Residential Foundation: 563m² Parcel for Custom Family Living in Geri
Explore the potential of this 563m² parcel, perfectly positioned within a desirable "Plot Under Division" project in the serene Geri area. Designed for those who prioritize Family Living and a Long-term Investment, this plot offers the rare opportunity to build a bespoke home tailored to your family's unique needs.

With a Building Density of 60%, the emphasis here is on privacy, generous outdoor space, and high-quality construction. The favorable 35% cover factor allows for a sprawling two-story residence (up to 10m in height) that can comfortably accommodate a garden, private pool, or spacious terraces. Located in a peaceful neighborhood, these plots of land for sale in Geri provide a sanctuary away from the city noise while remaining just minutes from Nicosia's main arteries.

Whether you are looking for land for sale near Geri Elementary School to plant roots or seeking a secure Cyprus real estate investment, this parcel represents a practical and authoritative choice for your next chapter.

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 Geri Center.

Connectivity: Easy access to Nicosia's primary road networks and essential services.

Key Property Features
Location: Geri, Nicosia

Plot Size: 563m²

Status: Part of a Plot Under Division project

Zoning: Κα8 (100%)

Building Density: 60% (Ideal for custom family homes)

Coverage Factor: 35%

Permitted Height: 2 Floors (10m maximum)

Access Note: Currently Land Locked (as part of the division process)

Details

Property Type: **Land**
Website

Status: **Available**

Unit Number: **PLOT 7**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **563m²**