

For Sale, Land, Field, Nicosia, Geri, 3,233m²

For Sale : **€ 37,500**

Description
For Sale Agricultural Land In Geri, Nicosia.
An excellent opportunity to acquire a spacious agricultural field in the highly desirable municipality of Geri, Nicosia. Extending to 3,233 m², this property offers an attractive combination of rural tranquillity and urban accessibility, making it an ideal choice for nature enthusiasts, agricultural investors or individuals seeking to create a private countryside retreat within easy reach of the capital.
The property falls entirely within the Γ3 Agricultural Planning Zone and benefits from a building density of 10% and a coverage factor of 10%. These planning parameters provide excellent flexibility for the development of a traditional farmhouse, eco-friendly villa, guest cottage or small agricultural unit with orchards, olive groves and landscaped gardens, subject to obtaining the necessary permits and approvals. Development regulations permit the construction of up to 2 storeys with a maximum building height of 7 metres, allowing for a comfortable low-density residence that harmonises with the surrounding natural environment.
Situated in a quiet semi-rural location, the field enjoys a peaceful atmosphere while remaining conveniently close to the village centre and the wider Nicosia urban area. Geri is one of the capital's fastest-growing residential and suburban communities, offering strong long-term appreciation prospects and increasing demand for quality land investments.
The property is situated approximately 1.5 km from Geri Municipality Centre, 2.0 km from local schools and community services, 3.0 km from Athalassa National Forest Park, 4.5 km from the University of Cyprus, 5.0 km from Nicosia General Hospital, 5.5 km from the Mall of Cyprus, 6.0 km from the Nicosia–Limassol Motorway and approximately 8.0 km from Nicosia City Centre.
Combining generous dimensions, favourable agricultural planning parameters, excellent accessibility and strong long-term investment potential, this property represents an outstanding opportunity for those seeking a countryside lifestyle or a valuable land investment in one of Nicosia's most promising suburban locations.
To discover more options in this area, you can browse our complete portfolio of agricultural land for sale in Nicosia directly from our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/agricultural/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

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

Main Features

Property Subtype: **Field**
Town Planning Zone: **Agricultural**
Height: **7**

Area

Plot Area: **3,233m²**