

For Sale, Land, Field, Nicosia, Geri, 1,598m²

For Sale : **€ 300,000**

Description
For Sale Residential Land In Geri, Nicosia.
An excellent opportunity to acquire a residential field in the rapidly growing and highly sought-after municipality of Geri, Nicosia. With a total land area of 1,598 m², this property offers exceptional development potential, making it an ideal choice for developers, investors and private buyers seeking a valuable residential asset in one of the capital's most attractive suburban locations.
The property falls predominantly within the Kα5 Residential Planning Zone (98%) and partially within the Kα7 Residential Planning Zone (2%), benefiting from a building density of 80%, coverage factor of 45%, permission for development of up to 2 storeys, and a maximum building height of 10 metres. These favourable planning parameters provide excellent flexibility for the construction of modern residential developments, family homes or investment projects.
Situated in a well-established residential area, the property enjoys convenient access to a wide range of amenities and services. Geri combines a peaceful residential environment with excellent connectivity to Nicosia city centre, educational institutions and major transportation routes.
The property is situated approximately 2.0 km from Geri Municipality Centre, 3.5 km from Athalassa National Forest Park, 4.2 km from the University of Cyprus, 5.0 km from Aglantzia, 6.5 km from the Mall of Cyprus, 6.8 km from Nicosia General Hospital, 8.5 km from the GSP Stadium and approximately 9.0 km from Nicosia City Centre.
Combining a desirable residential zoning designation, substantial development potential and excellent accessibility, this property represents an outstanding investment opportunity in one of Nicosia's most established and rapidly developing residential areas.
To discover more options in this area, you can browse our complete portfolio of residential 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/residential/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: **Residential**
Height: **10**

Area

Plot Area: **1,598m²**