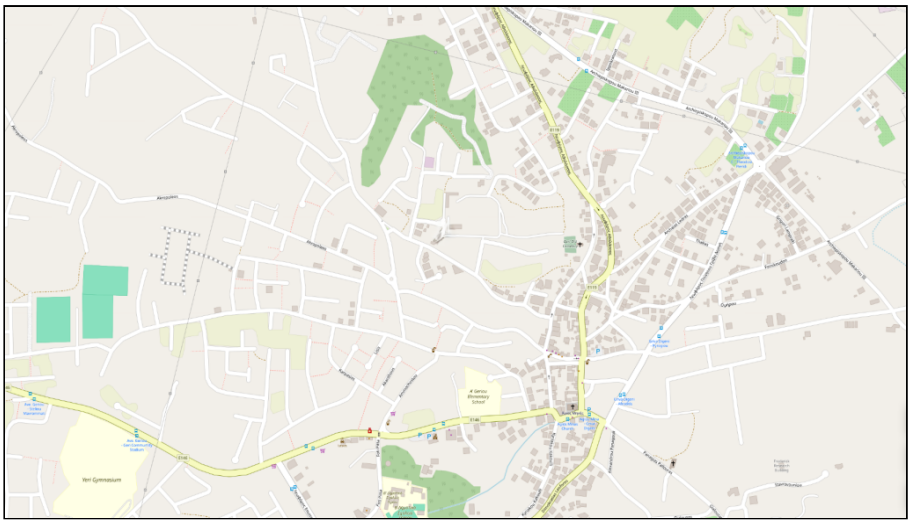

For Sale, Land, Plot, Nicosia, Geri, 660m²

For Sale : **€ 396,000**

Description
For Sale Residential Plot In Geri,Nicosia
Exceptional Modern Living & Practical Design
Located in the highly sought-after and convenient residential area of Geri, Nicosia, this residential plot offers the perfect foundation for a practical and accessible lifestyle.
It represents a solid, highly functional asset for an individual, a family, or an investor looking to build a brand-new property, providing a canvas for a comfortable and contemporary living environment.
Functional Layout & Premium Amenities
This plot features a generous layout with 660 square meters of total area, providing ample space for intelligent architectural design and outdoor landscaping.
Designed for absolute convenience, it falls under the Kα6 planning zone (100%), allowing for a highly functional development.
Furthermore, it boasts excellent building potential with a 90% building density and a 50% coverage factor.
The property is future-proofed by allowing up to 2 floors of construction, maximizing the space and investment value.
Key Property Features
Property Type: Residential Plot
Location: Geri, Nicosia
Plot Area: 660 sq.m.
Planning Zone: Kα6 (100%)
Building Density: 90%
Coverage Factor: 50%
Maximum Floors: 2
Nearby Landmarks
Conveniently located for a vibrant and active urban routine, this plot is exceptionally well-positioned to access everyday necessities.
Because it sits right in a central area of Geri, local supermarkets, bakeries, cafes, and essential retail services are highly accessible within the immediate neighborhood.
It is just a short drive from the beautiful Athalassa National Forest Park, offering excellent opportunities for outdoor recreation, cycling, and nature walks.
Families will benefit from easy access to local educational institutions, including the Geri Primary Schools and the local High School.
It boasts close proximity to the University of Cyprus campus, making it a strategic location for academics or future student housing investments.
Commuters and professionals will highly appreciate the proximity to main roads, providing straightforward access to major destinations like the Mall of Cyprus, the Nicosia General Hospital, and the Nicosia city center.
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: **Plot**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **660m²**