

For Sale, Land, Plot, Larnaca, Mosfiloti, 970m²

For Sale : **€ 150,000**

Description
For Sale Residential Plot In Geri,Nicosia
Modern Urban Living in a Prime Nicosia District
Experience a sophisticated, highly practical, and accessible lifestyle with this exceptional 970 sq.m. residential plot, strategically located in a serene and rapidly developing residential pocket within the wider Geri/Latsia administrative borders . This property represents a top-tier residential proposal and a solid, highly functional asset, offering unparalleled potential for those seeking to build a large-scale custom villa in a low-density, tranquil area. Its strategic location ensures essential daily practicality, providing a secure investment choice in a safe neighborhood that perfectly balances Mediterranean peace with efficient proximity to the capital's central infrastructure and specialized medical hubs.
Functional Layout & High-Value Residential Features
This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum development potential. Falling within a premium residential zone, the plot serves your daily routine perfectly with a building density of 30% and a coverage factor of 20%, allowing for a two-story building with a maximum height of 10 meters. This provides an ideal canvas for a magnificent private residence with vast outdoor areas, lush gardens, and a swimming pool, ensuring an emotionally rejuvenating living environment. Residents benefit from the healthy and sustainable lifestyle offered by the area’s fresh suburban breezes and unobstructed horizons, securing a high-quality urban routine for the long term.
Extensive Property Features
Property Type: Residential Plot
Location: Geri District, Nicosia
Plot Area: 970 sq.m.
Building Density: 30%
Coverage Factor: 20%
Max Floors: 2 Storeys
Max Height: 10 Meters
Infrastructure: Full access to registered public road and modern utility networks
Shape: Large regular shape allowing for high-end architectural freedom
Investment Value: High-demand area for luxury detached housing with strong appreciation
Environment: Quiet, low-density residential neighborhood with panoramic potential
Legal Status: Title Deed available for immediate transfer
Nearby Landmarks & Amenities
In a convenient location for a vibrant urban routine in the South Nicosia district, the plot is surrounded by top-tier infrastructure:
Nicosia General Hospital: A major healthcare landmark reachable in just 10 minutes for peace of mind and administrative proximity.
Mall of Cyprus & IKEA: Strategic connectivity via a short drive for Nicosia’s premier retail and leisure experience.
Athalassa National Forest Park: A nearby green lung for wellness activities and nature escapes situated within easy reach.
University of Cyprus (UCY): Located within a 12-minute radius, providing essential daily practicality and academic prestige.
Geri Community Board: An essential administrative landmark located nearby for local services.
AlphaMega & Lidl Latsia: Your primary shopping destinations accessible for your daily routine within a short drive.
St. George’s Specialized Clinic: A nearby healthcare landmark providing additional medical support.
Latsia Sporting Center: A major sporting landmark for family recreation and wellness.
A1 Highway Interchange: Immediate connectivity providing seamless travel to both Larnaca and the Nicosia city center.
Local Traditional Bakeries: Located within the immediate Geri/Latsia hub for your essential daily routine.
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: **8**

Area

Plot Area: **970m²**