



For Sale, Land, Plot, Nicosia, Geri, 735m²

(ID:42895), REG. 0/5822, KOKKINES, GERI, LATSIA, NICOSIA

For Sale : **€ 245,000**

Description

Residential Plot for Sale in Laiki Lefkothea Area, Geri, Nicosia District

Discover an outstanding opportunity to acquire a residential plot in one of Nicosia's most sought-after and rapidly developing residential areas. Located in the desirable Laiki Lefkothea area of Geri, this property combines a prime location, excellent accessibility, and strong development potential, making it an ideal choice for building a modern home or securing a valuable real estate investment.

The property is situated approximately 650 meters east of Dimitri Stavrou Street and around 1.75 km southeast of Agiou Georgiou Avenue, within an area experiencing continuous residential growth and increasing demand from both homeowners and investors. The plot extends to 735 m² and stands out thanks to its impressive road frontage of approximately 50 meters along its southwestern and southeastern boundaries. This feature provides significant advantages for architectural design, greater development flexibility, and enhanced utilization of the available space.

The surrounding area comprises modern residential developments as well as undeveloped parcels of land, creating a peaceful and high-quality residential environment ideal for families and professionals seeking a contemporary lifestyle close to all essential amenities.

The property falls within the Residential Planning Zone Kα9, offering a 40% building density, 25% coverage ratio, permission for up to 2 floors, and a maximum building height of 10 meters. These planning characteristics make it ideal for the development of a spacious, high-quality residence in one of Nicosia's most attractive residential locations.

The Laiki Lefkothea area is considered one of the premier destinations for property buyers in Nicosia, thanks to its convenient access to the city center, schools, supermarkets, services, and major road networks.

Please note that the sale price is subject to VAT.

Do not miss this exceptional opportunity to acquire a residential plot in one of Nicosia's finest residential areas.

Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gpazarou.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: **735m²**

Further Details

Corner Plot



Gallery

