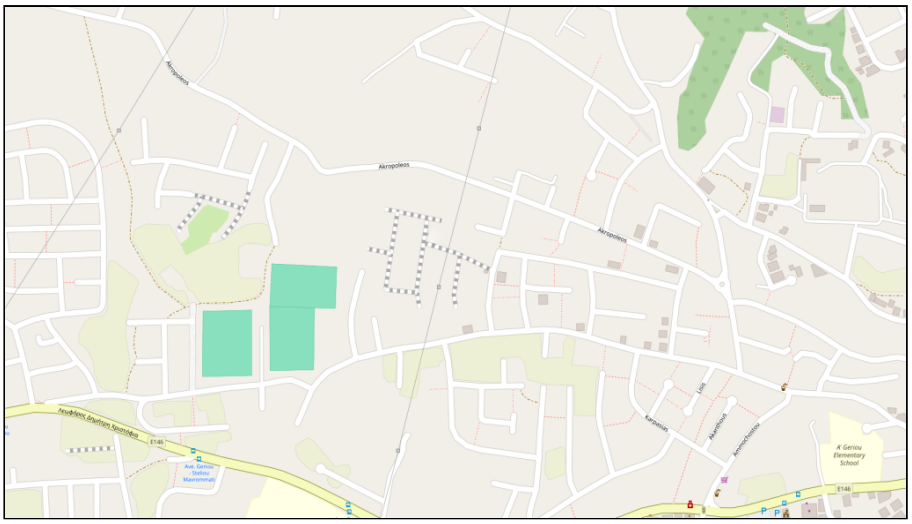

For Sale, Land, Plot, Nicosia, Geri, 522m²

For Sale : **€ 127,000**

Description
For Sale Residential Plot In Geri,Nicosia
High-Scale Residential Investment & Land Banking Opportunity
Unlock an exceptional real estate acquisition with this expansive residential plot for sale in the rapidly developing and highly sought-after suburb of Geri, Nicosia. Spanning a massive total footprint of 12,096 sq.m., this substantial land asset represents a rare, large-scale procurement window for forward-thinking property developers, construction companies, or smart long-term land banking investors. Positioned within a primary residential zone, this property is perfectly configured for the future master-planning of a premium synchronized villa complex, an organized division into multiple standard residential building plots, or high-yield low-rise housing projects.
Favorable Residential Planning Parameters
The property boasts stable and clear planning characteristics under its primary municipal zoning framework, offering excellent development potential once formal infrastructure pathways are finalized:
Total Land Area: 12,096 sq.m. — Providing a vast, continuous surface to accommodate massive suburban residential designs.
Building Density (Building Destiny): 60% — A highly favorable allowance that yields substantial gross buildable internal square footage, allowing developers to construct multiple spacious family residences across the land asset.
Coverage Factor: 35% — Striking an ideal structural balance that permits large, flexible building footprints while guaranteeing 65% of the property remains dedicated to private gardens, swimming pools, verandas, and green open spaces.
Structural Allowance: Permits buildings up to 2 Storeys Max with an official structural height threshold of 10 meters.
Share Allocation: 1/2 share configuration, opening a strategic operational tier for joint development options.
Access Optimization Profile
Current Status: The property is currently landlocked, which presents an ideal entry-level acquisition window to purchase a premium residential asset well below standard market rates for plots with direct road frontage.
Development Pathway: The land currently requires a registered road network to connect directly to its boundaries. Under Cyprus property law, a landlocked parcel maintains the statutory legal right to request, acquire, and secure a registered right-of-way or public access road through adjacent plots to unlock its full development pathways.
Property Features
Property Type: Massive Residential Plot
Listing Type: Available For Sale
Location: Geri, Nicosia
Total Land Area: 12,096 sq.m.
Ownership Status: 1/2 Share Allocation
Zoning Classification: Primary Residential Development Zone
Building Density (Destiny): 60%
Coverage Factor: 35%
Maximum Floors Allowed: 2 Storeys Max
Maximum Structural Height: 10 Meters
Access Infrastructure: Landlocked
Nearby Landmarks & Amenities
Perfectly situated on the flourishing residential fringe of Geri, the land balances peaceful suburban domesticity with fluid access to Nicosia's primary commercial nerve centers:
The Special Super-Arteries & Highway Junctions (A1 Nicosia-Limassol) are highly accessible, putting the capital city center, Larnaca coastal district, and international airports within a highly convenient commuting radius.
The University of Cyprus (UCY) New Campus is located within a short driving distance, injecting a strong, continuous rental and buying demand into the surrounding real estate grid.
The General Hospital of Nicosia & The Mall of Cyprus (Shacolas Park) are mere minutes away, providing homeowners with elite medical care and the city's top retail, dining, and leisure attractions.
Essential Daily Infrastructure (including large local supermarkets, bakeries, public schools, private academies, pharmacies, and banks) surrounds the broader Geri municipal hub for effortless household management.
To discover more options in this area, you can browse our complete portfolio of plots 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: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **522m²**