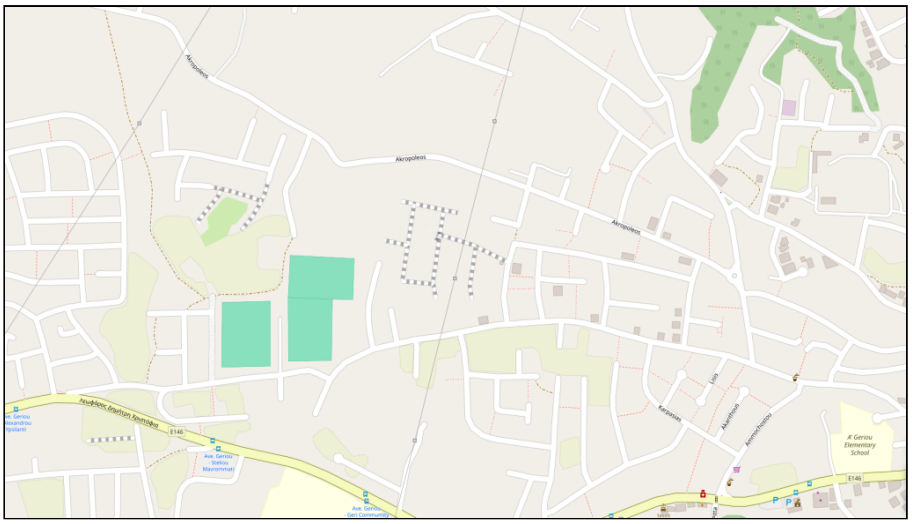

For Sale, Land, Plot, Nicosia, Geri, 521m²

For Sale : **€ 155,000**

Description
For Sale Residential Plot In Geri,Nicosia
Bargain Urban Entry Point — Outstanding Opportunity for Strategic Land Banking
Secure an exceptionally priced residential land asset with this well-proportioned plot for sale in the growing suburban community of Geri, Nicosia. Spanning a highly practical, continuous footprint of 521 sq.m., this residential plot is priced significantly below standard market values for the area due to its current access configuration. It represents a premier, low-overhead acquisition window for forward-thinking private buyers planning a future custom family residence or smart developers seeking a high-potential land banking asset within one of Nicosia's fastest-expanding residential belts.
Favorable Residential Planning Parameters & Building Yield
Operating under standard residential development zoning regulations, the plot offers generous technical allowances to build a substantial modern home:
Total Land Area: 521 sq.m. — A perfect square or rectangular footprint canvas for a spacious single-family villa or a duplex asset.
Maximum Building Density (Building Destiny): 60% — This generous allowance yields a maximum potential interior footprint of up to 312.6 sq.m. of gross buildable area, offering more than enough space for large bedrooms, open-plan living areas, and a private home office.
Maximum Coverage Factor: 35% — Allowing for a foundation footprint of up to 182.3 sq.m., safely leaving 65% of the plot entirely open for a landscaped garden, private courtyards, and outdoor terraces.
Structural Allowance: Officially permits structures up to 2 Storeys Max with a substantial maximum height threshold of 10 meters, accommodating high-ceiling architectural designs.
Access Optimization Profile (Landlocked Status)
Current Status: The property is currently landlocked (without direct public road frontage). This status is the exact reason it is offered at an incredible discount, giving you a top-tier residential asset at a fraction of the cost.
The Clearance Pathway: Under Cyprus property law, any landlocked parcel retains a statutory legal right to request and secure an official registered right-of-way (passage easement) from the nearest public road grid through adjacent plots. Once this right-of-way is finalized or nearby roads open up via surrounding sub-divisions, the full market and development value of this plot will unlock instantly.
Property Features
Property Type: Residential Land / Plot
Listing Type: Available For Sale

Location: Geri, Nicosia
Total Land Area: 521 sq.m.
Building Density : 60%
Coverage Factor: 35%
Maximum Floors Allowed: 2 Storeys
Maximum Structural Height: 10 Meters
Access Infrastructure: Landlocked (Statutory Right-of-Way Laws Apply / Ideal for Investment)
Nearby Landmarks & Amenities
Perfectly positioned within Geri's quiet residential grid, the plot benefits from a peaceful suburban atmosphere while remaining minutes away from central capital amenities:
The Main Geri Village Center is just a short drive away, providing rapid access to local supermarkets, traditional bakeries, banks, public schools, pharmacies, and everyday retail shops.
The University of Cyprus (UCY) Campus is located in immediate proximity, injecting permanent rental demand, high capital appreciation, and strong academic interest into the surrounding district.
The Mall of Cyprus & Nicosia General Hospital are reachable within a quick 7-to-9-minute commute, keeping the city's premium shopping, dining corridors, and healthcare networks highly accessible.
Direct Highway Linkages: Offers a smooth, traffic-free connection pathway onto the main A1 highway network, linking you to Larnaca, Limassol, and international airports effortlessly.
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: **521m²**