

For Sale, Land, Field, Nicosia, Geri, 2,267m²

For Sale : **€ 250,000**

Description
For Sale: Residential Land 2,267 sq.m. in Kambos, Geri Municipality, Nicosia
G&P Lazarou Estate Agents presents this attractive residential land for sale, with a total area of 2,267 sq.m., located in Kambos, within the Municipality of Geri, Nicosia. The property comprises a substantial area of residential land, offering meaningful development potential and representing an interesting opportunity for both private residential development and investment purposes.
The property falls entirely within the Ka7 Residential Planning Zone (100%), with a building density of 80% and a coverage ratio of 45%. Development is permitted up to 2 floors, with a maximum height of 10 metres. These planning parameters provide a solid framework for the potential development of a residential project, always subject to the purchaser’s requirements and the necessary planning and building permits and approvals from the competent authorities.
The considerable size of 2,267 sq.m. is one of the property's key characteristics, offering flexibility in terms of its potential utilisation. The land may appeal to a private buyer seeking a larger plot of land for the creation of a spacious residence with generous outdoor areas, as well as to an investor or developer considering the potential for residential development.
The location in Kambos, within the Municipality of Geri, offers the advantage of being situated within an established residential area of Nicosia, with access to the necessary everyday infrastructure and services. The property's location, combined with its substantial size and planning parameters, provides an interesting starting point for buyers looking for land with clear development potential.
For an investor, the combination of 2,267 sq.m. of land, Ka7 residential zoning, 80% building density and 45% coverage provides a solid basis for further technical and financial assessment of potential development options. For a private buyer, the substantial size of the land offers the flexibility to create a property that can be tailored to personal requirements and lifestyle preferences.
To discover more options in this area, you can browse our complete portfolio of land 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: **Field**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **2,267m²**

Gallery

