

For Sale, Land, Field, Nicosia, Geri, 8,334m²

For Sale : **€ 1,100,000**

Description
Residential Field of 8,334 sq.m. for Sale in Geri, Nicosia – 60% Building Density | Property Exchange Considered
An attractive investment opportunity to acquire a residential field of 8,334 sq.m. in Geri, Nicosia, situated in a developing residential area offering potential for future residential development.
The property features a generous land area of 8,334 sq.m., making it an interesting option for property developers, investors and individuals seeking substantial residential land in the Nicosia district.
The field has a building density of 60% and a coverage ratio of 35%, with permission for buildings of up to two storeys, subject to the applicable planning and building regulations. These characteristics provide potential for residential development, including detached houses or a planned residential project, provided that the necessary approvals and legal access are secured.
It is important to note that the property is currently landlocked and does not have direct access to a registered public road. Any future development would therefore require the necessary access arrangements and relevant approvals.
A significant advantage is the availability of a Title Deed, while the owner is also open to considering an exchange with other real estate properties, offering additional flexibility to prospective buyers and investors.
Geri is a growing residential area on the outskirts of Nicosia, offering convenient connections to Aglantzia, Latsia, Dali and the wider Nicosia area. The community provides access to supermarkets, schools, shops, cafés and everyday services, while the University of Cyprus and the Nicosia motorway network are accessible by car.
With its substantial size, residential planning characteristics and flexible transaction options, this field represents an opportunity for buyers seeking residential land in Geri with long-term investment potential.
Explore more land opportunities for sale in Nicosia through our property portfolio: https://gplazarou.com/properties/land-for_sale/in/Nicosia
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: **8,334m²**

Gallery

