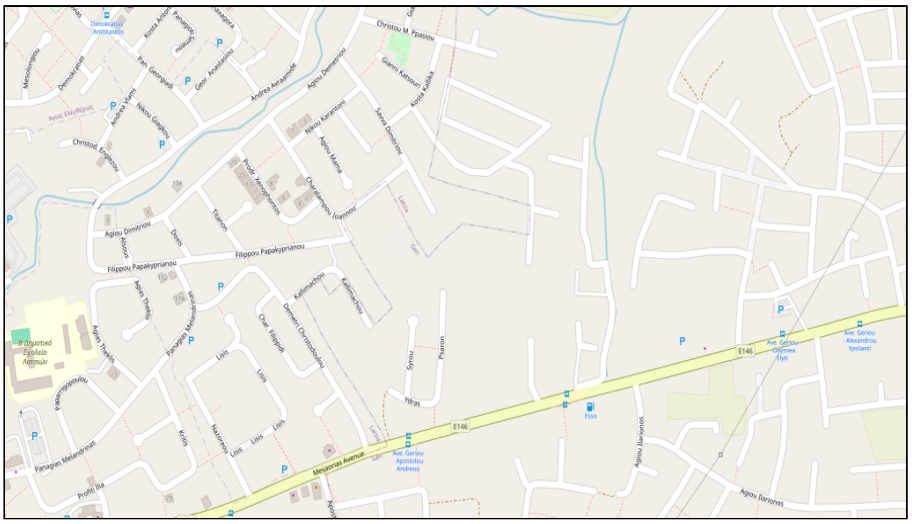


For Sale, Land, Plot, Nicosia, Geri, 568m²

For Sale : **€ 169,000**

Description
For Sale | Residential Plot of 568 m² Under Subdivision with 23.46 m Road Frontage in Geri, Nicosia
A residential plot with a total area of 568 m² is available for sale in Geri, Nicosia District. The property offers an attractive opportunity for buyers and investors seeking residential land with development potential in an established and growing residential area.
The plot falls within Residential Planning Zone Kα7, featuring a building density coefficient of 80% and a coverage ratio of 45%, offering potential for residential development, subject to the necessary planning and building approvals.
Based on the stated planning coefficients, the plot has a theoretical maximum buildable floor area of approximately 454.40 m² and a theoretical maximum ground coverage of approximately 255.60 m². These figures are indicative and remain subject to the applicable planning regulations.
An important advantage of the property is its road frontage of approximately 23.46 metres, providing a substantial frontage for the planning and design of a future residential development.
The plot is currently under subdivision, and prospective buyers should confirm the subdivision approval, completion requirements and title deed arrangements before proceeding with a purchase.
The property offers potential for the construction of a private residence or another residential development permitted under the applicable planning regulations, making it an interesting option for both personal use and investment.
Situated in Geri, the plot benefits from its location within the wider Nicosia residential area, with access to neighbouring communities, educational facilities, shops and everyday services.
Important points of interest in the wider area include Geri Village Centre | University of Cyprus | Athalassa National Forest Park | Latsia | Nicosia General Hospital.
Combining its 568 m² land area, 80% building density, 45% coverage ratio, 23.46 m road frontage and location in Geri, this residential plot presents an appealing opportunity for buyers planning a future residential development in Nicosia District.
To discover more residential plots and land for sale in Nicosia District, you can browse our complete portfolio directly from our website by clicking the following link:https://gplazarou.com/properties/for_sale/nicosia?property_type%5Bland%5D%5Bplot%5D=plot
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com for further information or to arrange a viewing!

Details

Property Type: **Land** | Status: **Available** | Website

Main Features

Property Subtype: **Plot** | Town Planning Zone: **Residential** | Height: **10**

Area

Plot Area: **568m²**

Gallery

