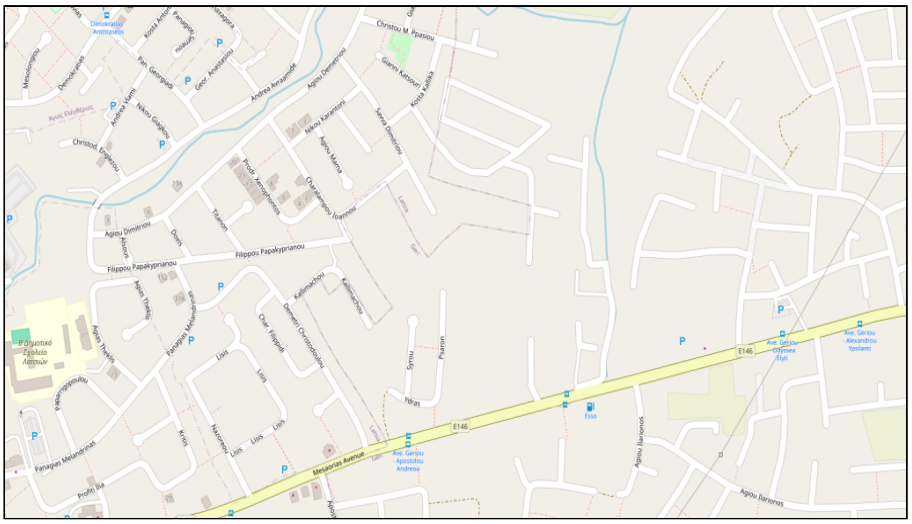


For Sale, Land, Plot, Nicosia, Geri, 574m²

For Sale : **€ 177,400**

Description
For Sale | Residential Plot of 574 m² Under Subdivision with 23 m Road Frontage in Geri, Nicosia
A residential plot with a total area of 574 m² is available for sale in Geri, Nicosia District. The property presents an attractive opportunity for individuals, families and investors looking for residential land with development potential in an established residential area.
The plot falls within Residential Planning Zone Kα7, with 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 property has a theoretical maximum buildable floor area of approximately 459.20 m² and a theoretical maximum ground coverage of approximately 258.30 m². These figures are indicative and remain subject to applicable planning regulations and approvals.
One of the property's key advantages is its road frontage of approximately 23 metres, providing flexibility for the design and layout of a future residential development. The legal status of the road access should be confirmed as part of the subdivision process.
The plot is currently under subdivision, making it important for prospective buyers to verify the relevant subdivision permits, completion requirements and arrangements for issuing a separate title deed.
The property's size and residential planning characteristics make it a promising option for the construction of a private residence or another permitted residential development, subject to the applicable regulations.
Situated in Geri, the property benefits from its location within the wider Nicosia residential area, with access to neighbouring communities and everyday amenities.
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 574 m² land area, 80% building density, 45% coverage ratio, 23-metre road frontage and location in Geri, this residential plot represents an interesting opportunity for buyers planning a future residential development or long-term land investment.
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: **574m²**

Gallery

