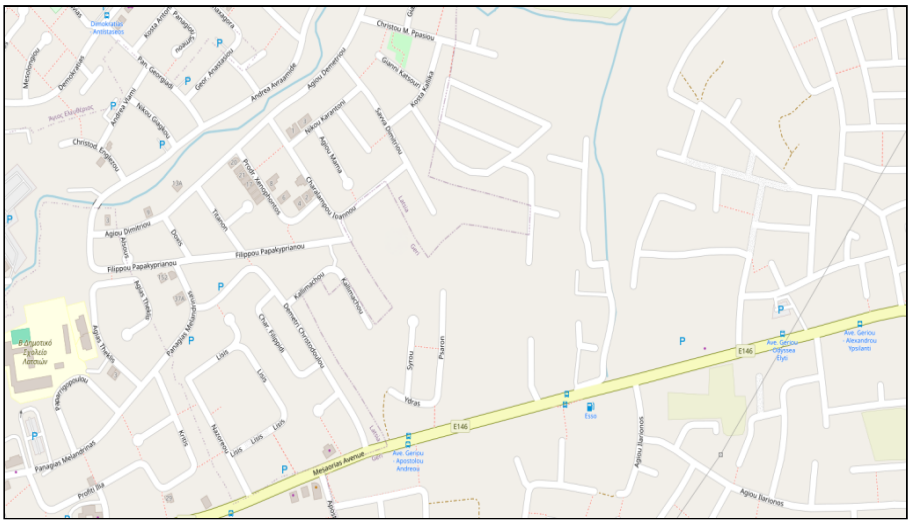


For Sale, Land, Plot, Nicosia, Geri, 561m²

For Sale : **€ 168,300**

Description
For Sale | Residential Plot of 561 m² Under Subdivision with 24.75 m Road Frontage in Geri, Nicosia
A residential plot with a total area of 561 m² is available for sale in Geri, Nicosia District. The property presents an attractive opportunity for individuals, families and investors seeking residential land with development potential in a growing residential area.
The plot falls within Residential Planning Zone Κα8, featuring a building density coefficient of 60% and a coverage ratio of 35%, 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 336.60 m² and a theoretical maximum ground coverage of approximately 196.35 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 24.75 metres, providing considerable flexibility for the architectural design and layout of a future residential development. The generous frontage may allow for practical access arrangements and an efficient use of the available land, depending on the approved subdivision plan.
The plot is currently under subdivision, and prospective buyers should verify the relevant subdivision permits, completion requirements and arrangements for issuing a separate title deed before proceeding with a purchase.
The property's size and residential planning characteristics make it an interesting 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, offering access to neighbouring communities, educational institutions, shops 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 561 m² land area, 60% building density, 35% coverage ratio, 24.75-metre road frontage and location in Geri, this residential plot represents an appealing opportunity for buyers planning a future residence 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: **561m²**

Gallery

