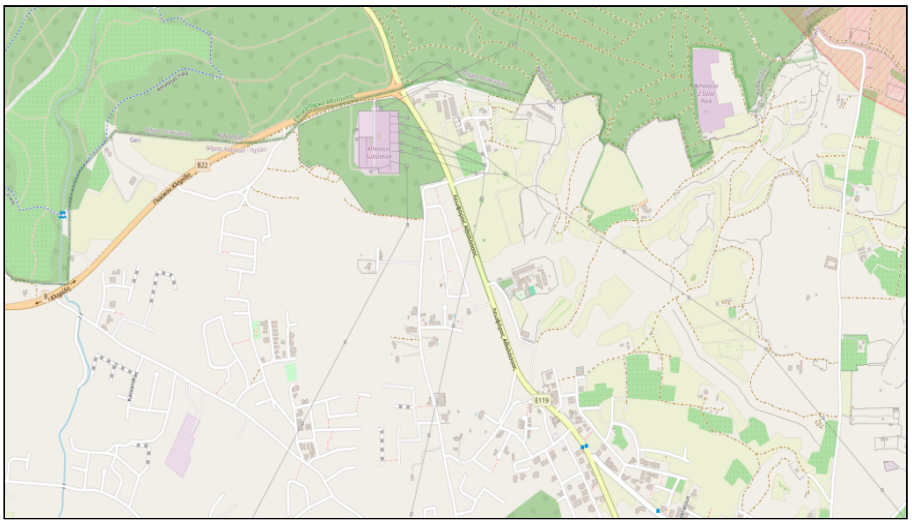


# For Sale, Land, Plot, Nicosia, Geri, 564m²

For Sale : **€ 149,000**

**Description**
For Sale | Residential Plot of 564 m² Under Subdivision with 22.50 m Road Frontage in Geri, Nicosia
A residential plot with a total area of 564 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 Kα8, 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 338.40 m² and a theoretical maximum ground coverage of approximately 197.40 m². These figures are indicative and remain subject to applicable planning regulations and approvals.
One of the property's main advantages is its road frontage of approximately 22.50 metres, which may provide flexibility for the architectural design and layout of a future residential development. The frontage can facilitate practical access arrangements and 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, road access arrangements and the procedure 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 564 m² land area, 60% building density, 35% coverage ratio, 22.50-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: **564m²**

# Gallery

