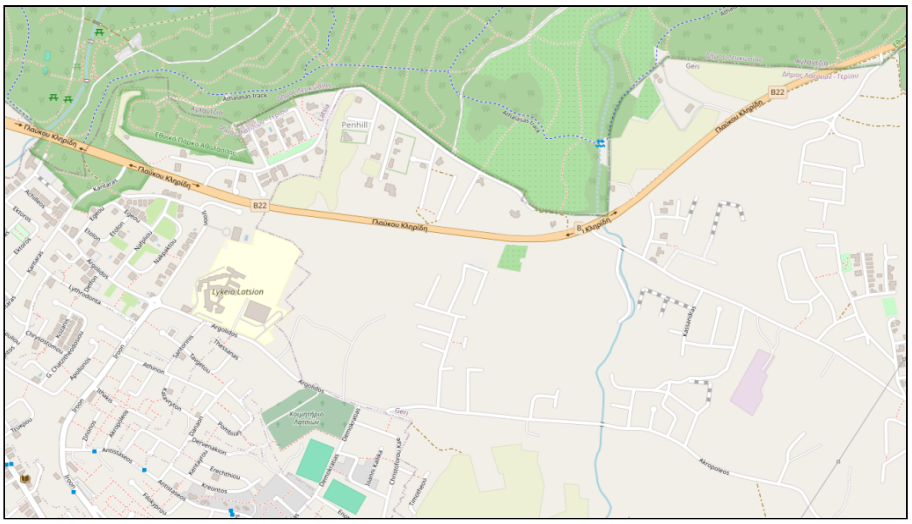


For Sale, Land, Plot, Nicosia, Geri, 552m²

For Sale : **€ 169,000**

Description
For Sale | Large Rectangular Residential Plot of 552 m² Next to a Green Area with Right of Way in Geri, Nicosia
A large rectangular residential plot with a total area of 552 m² is available for sale in Geri, Nicosia District. The property is situated next to a green area, offering an attractive setting for buyers and investors seeking residential land with future development potential.
The plot features a regular rectangular shape and an impressive frontage of approximately 21 metres, providing flexibility for architectural planning and the design of a future residence or residential development, subject to the necessary approvals.
An important characteristic of the property is that it benefits from a right of way, providing an access arrangement that should be considered when planning any future development. The exact terms, route and dimensions of the right of way should be verified through the relevant title deed and cadastral documentation.
The property has a building density coefficient of 80% and a coverage ratio of 45%, with a maximum permitted development of two floors and a height of 10 metres, subject to the applicable planning regulations.
Based on its total area of 552 m², the building density coefficient corresponds to a theoretical maximum buildable floor area of approximately 441.60 m², while the coverage ratio corresponds to a theoretical maximum ground coverage of approximately 248.40 m². These calculations are indicative and remain subject to the applicable planning regulations, development restrictions and necessary approvals.
One of the property's main advantages is its position adjacent to a green area, creating a pleasant residential environment and enhancing its appeal for future development.
The plot is located in the wider Geri area, offering access to residential neighbourhoods, schools, supermarkets, shops, pharmacies and essential 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 552 m² land area, rectangular shape, 21-metre frontage, 80% building density, 45% coverage ratio, right of way and location next to a green area, this plot represents an attractive opportunity for individuals, developers and investors seeking residential land with development potential in Geri.
To discover more residential plots and land for sale in Nicosia District, you can browse our complete portfolio directly from our website:
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**
Unit Number: **PLOT 10**
Website

Main Features

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

Area

Plot Area: **552m²**