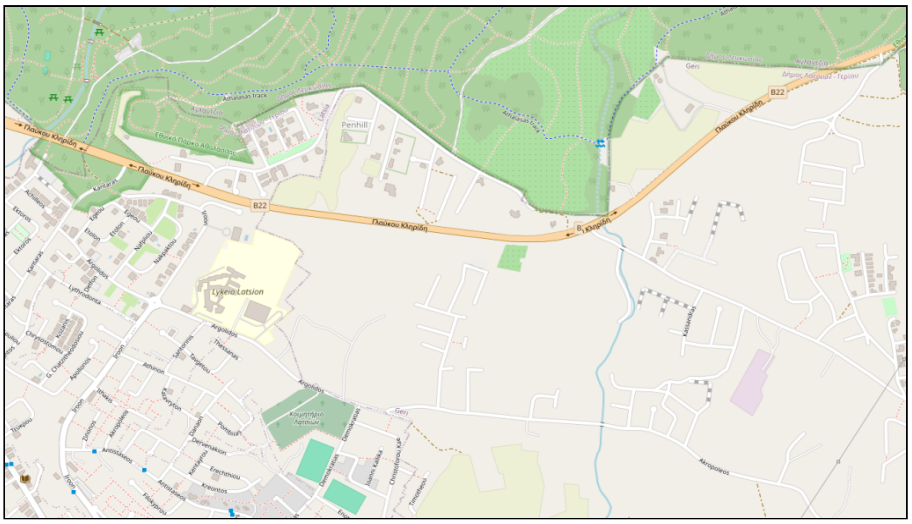


For Sale, Land, Plot, Nicosia, Geri, 276m²

For Sale : **€ 85,000**

Description
For Sale | Half Share of a Corner Residential Plot of 276 m² with 30.92-Metre Frontage in Geri, Nicosia
A half share of a corner residential plot, corresponding to an area of 276 m², is available for sale in Geri, Nicosia District. The property presents an interesting opportunity for individuals and investors seeking residential land with future development potential.
One of the property's main advantages is its corner position and extensive frontage of approximately 30.92 metres. These characteristics may offer flexibility for architectural planning and residential development, subject to the final subdivision arrangements, ownership rights and necessary planning approvals.
The property benefits from a right of way, providing an access arrangement to the land. The exact route, width and legal terms of this right should be verified through the relevant title deed and cadastral documentation.
The plot is currently under subdivision. Prospective purchasers should therefore verify the final boundaries, ownership arrangements, completion of the subdivision process and whether a separate title deed will be issued for the corresponding area.
The property has a building density coefficient of 80% and a coverage ratio of 45%, with development parameters allowing up to two floors and a maximum height of 10 metres, according to the information provided.
Based on the stated area of 276 m², the building density coefficient corresponds to a theoretical buildable floor area of approximately 220.80 m², while the coverage ratio corresponds to a theoretical ground coverage of approximately 124.20 m². These figures are indicative only and do not establish independent development rights for the half share. Actual development potential depends on the ownership structure, final subdivision, applicable planning regulations and necessary approvals.
The property's corner position, substantial 30.92-metre frontage and residential planning characteristics make it an interesting option for buyers seeking land with potential for future residential use.
Located in the wider Geri area, the property offers access to residential neighbourhoods and everyday amenities, including schools, supermarkets, shops, pharmacies and other essential 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 276 m² corresponding land area, corner position, 30.92-metre frontage, 80% building density, 45% coverage ratio and right of way, this property represents an attractive opportunity for those interested in residential land in Geri, subject to confirmation of the ownership structure, completion of the subdivision process and the applicable planning and access arrangements.
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 12A**
Website

Main Features

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

Area

Plot Area: **276m²**