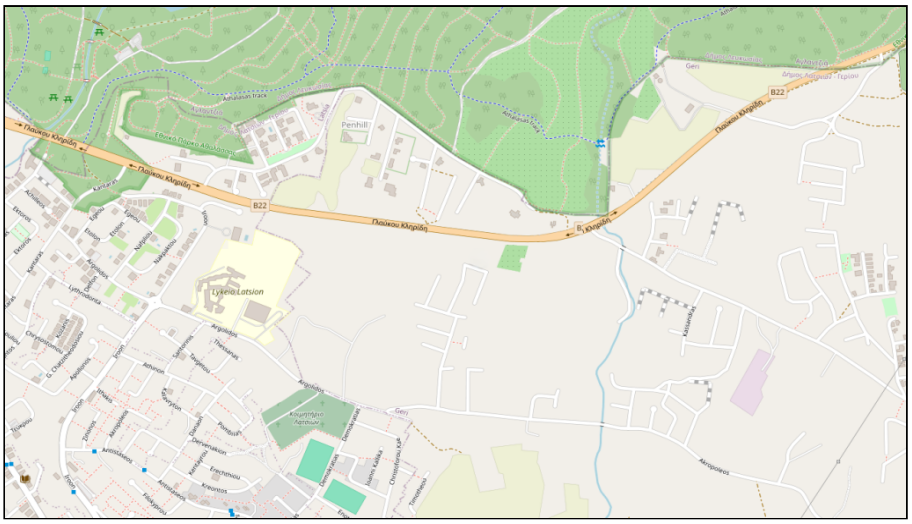


For Sale, Land, Plot, Nicosia, Geri, 276m²

For Sale : **€ 85,000**

Description
For Sale | Half Share of a Rectangular Residential Plot of 276 m² Next to a Green Area in Geri, Nicosia
A half share of a rectangular residential plot, corresponding to an area of 276 m², is available for sale in Geri, Nicosia District. The property is situated next to a green area, offering an attractive residential setting and interesting prospects for future development.
The plot features a regular rectangular shape and a frontage of approximately 17.22 metres, providing flexibility for the planning and design of a future residential property, subject to the necessary approvals and completion of the subdivision process.
An important characteristic of the property is that it benefits from a right of way, providing an access arrangement to the land. The exact route, width and legal terms of the right of way should be verified through the relevant title deed and cadastral documentation.
The property is currently under subdivision, meaning that prospective purchasers should verify the completion of the subdivision process, the final boundaries, ownership arrangements and the issuance of a separate title deed.
The plot 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, according to the planning parameters 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 maximum ground coverage of approximately 124.20 m². These figures are indicative and depend on the final subdivision, applicable planning regulations and necessary approvals.
One of the property's main advantages is its location adjacent to a green area, creating a pleasant setting for future residential use.
Located in the wider Geri area, the property offers 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 276 m² share area, rectangular shape, 17.22-metre frontage, 80% building density, 45% coverage ratio, right of way and location next to a green area, this property represents an interesting opportunity for individuals and investors seeking residential land with future development potential in Geri, subject to the completion of the subdivision process and confirmation of the applicable ownership 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**
Website

Status: **Available**

Unit Number: **PLOT 12B**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **276m²**