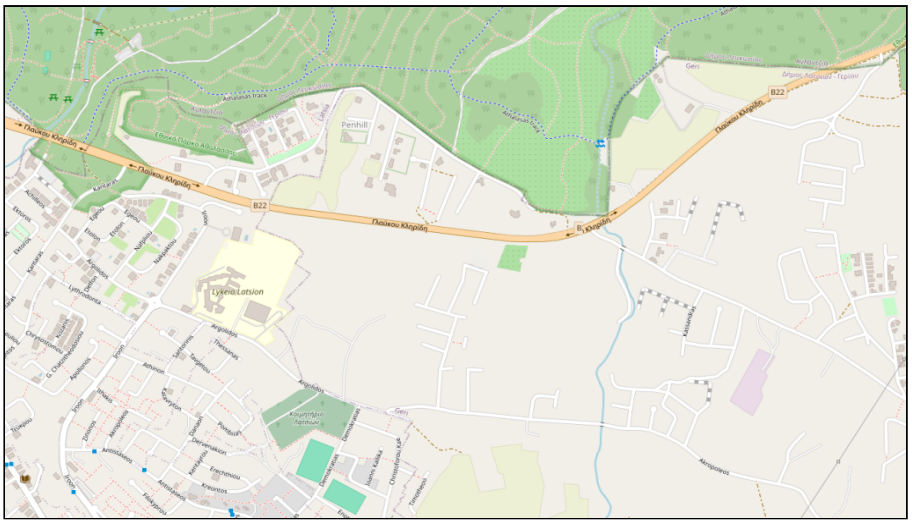


For Sale, Land, Plot, Nicosia, Geri, 616m²

For Sale : **€ 145,000**

Description
For Sale | Large Rectangular Residential Plot of 616 m² with 21.05-Metre Frontage in Geri, Nicosia
A large rectangular residential plot with a total area of 616 m² is available for sale in Geri, Nicosia District. The property represents an attractive opportunity for individuals, developers and investors seeking residential land with considerable potential for future development.
The plot features a regular rectangular shape and a generous frontage of approximately 21.05 metres, offering flexibility in architectural planning and opportunities for the development of a spacious private residence or another residential project, subject to the 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, and prospective purchasers should verify the completion of the subdivision process, the final plot boundaries and the issuance of a separate title deed.
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 total area of 616 m², the building density coefficient corresponds to a theoretical maximum buildable floor area of approximately 492.80 m², while the coverage ratio corresponds to a theoretical maximum ground coverage of approximately 277.20 m². These calculations are indicative and remain subject to applicable planning regulations, subdivision requirements, development restrictions and necessary approvals.
The property's generous land area, rectangular shape and extensive 21.05-metre frontage offer interesting possibilities for functional architectural design, flexible residential planning and efficient use of the available space.
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 616 m² land area, rectangular shape, 21.05-metre frontage, 80% building density, 45% coverage ratio and right of way, this plot represents an appealing opportunity for individuals, developers and investors seeking residential land with future development potential in Geri, subject to completion of the subdivision process and confirmation of 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 2**
Website

Main Features

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

Area

Plot Area: **616m²**