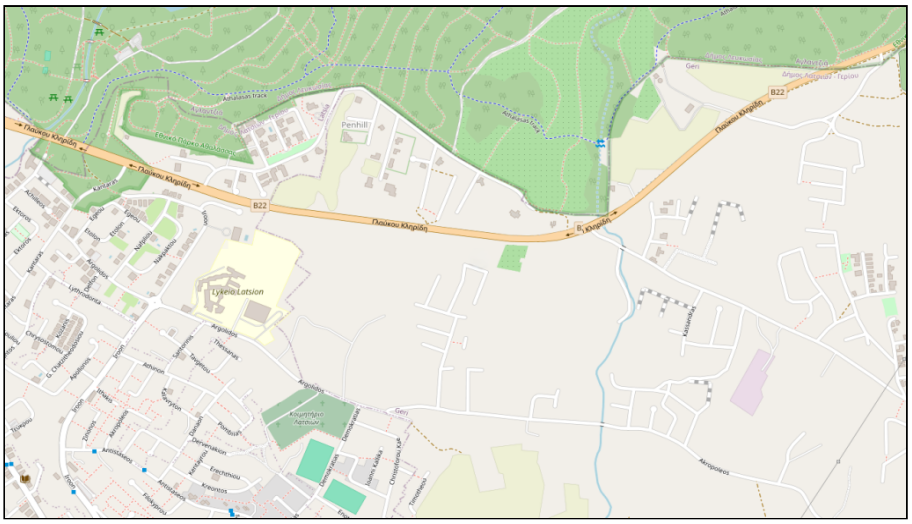


For Sale, Land, Plot, Nicosia, Geri, 308m²

For Sale : **€ 79,000**

Description
For Sale | Half Rectangular Residential Plot of 308 m² with 10.64-Metre Frontage in Geri, Nicosia
A half rectangular residential plot with a stated area of 308 m² is available for sale in Geri, Nicosia District. The property presents an interesting opportunity for individuals and investors seeking residential land with potential for future development.
The plot features a regular rectangular shape and a frontage of approximately 10.64 metres, offering possibilities for functional architectural planning and future residential use, subject to the final subdivision arrangements 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 308 m², the building density coefficient corresponds to a theoretical buildable floor area of approximately 246.40 m², while the coverage ratio corresponds to a theoretical ground coverage of approximately 138.60 m². These figures are indicative only and do not establish independent development rights for a half share. Actual development potential depends on the ownership structure, final subdivision, applicable planning regulations and necessary approvals.
The property's rectangular shape, 10.64-metre frontage and residential planning characteristics make it an interesting option for buyers seeking land with potential for future residential development.
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 stated area of 308 m², rectangular shape, 10.64-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**
Website

Status: **Available**

Unit Number: **PLOT 2A**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **308m²**