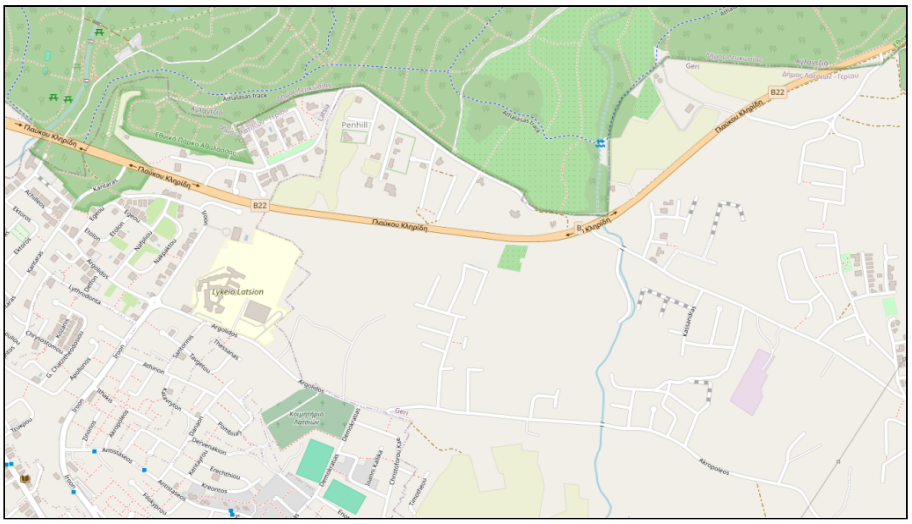



# For Sale, Land, Plot, Nicosia, Geri, 295m²

For Sale : **€ 79,000**

**Description**
For Sale | Half Rectangular Residential Plot of 295 m² with 10.41-Metre Frontage in Geri, Nicosia
A half rectangular residential plot, corresponding to an area of 295 m², is available for sale in Geri, Nicosia District. The property offers interesting prospects for future residential development, combining a practical rectangular shape with favourable building coefficients.
The plot features a regular rectangular shape and a frontage of approximately 10.41 metres, providing possibilities 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, making it important for prospective purchasers to verify the completion of the subdivision process, the final plot 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 development parameters allowing up to two floors and a maximum height of 10 metres, subject to applicable planning regulations.
Based on the stated area of 295 m², the building density coefficient corresponds to a theoretical buildable floor area of approximately 236 m², while the coverage ratio corresponds to a theoretical maximum ground coverage of approximately 132.75 m². These figures are indicative and depend on the final subdivision, applicable planning regulations, ownership arrangements and necessary approvals.

The property's rectangular shape and 10.41-metre frontage offer possibilities for functional residential planning and efficient use of the available land.
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 295 m² area, rectangular shape, 10.41-metre frontage, 80% building density, 45% coverage ratio and right of way, this property represents an interesting opportunity for individuals and investors seeking residential land with future development potential in Geri, subject to 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 3B**

## Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

## Area

Plot Area: **295m²**