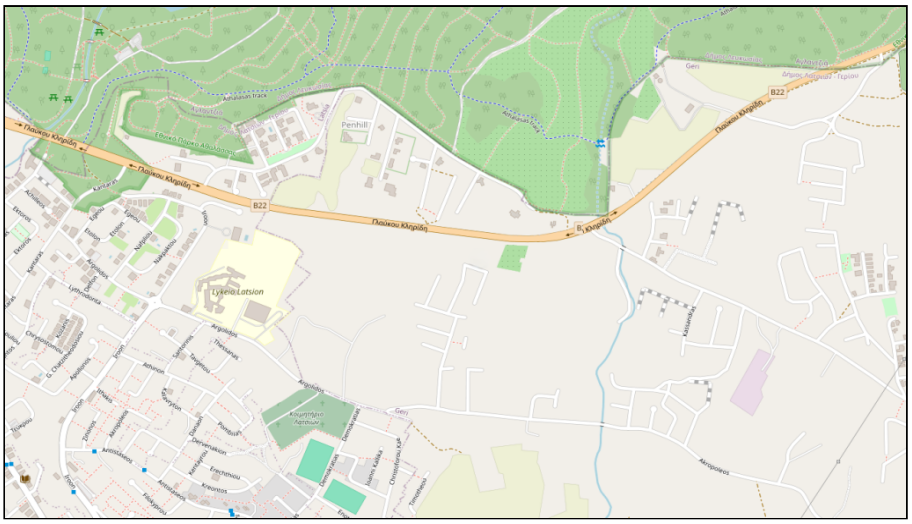


For Sale, Land, Plot, Nicosia, Geri, 573m²

For Sale : **€ 155,000**

Description
For Sale | Large Rectangular Residential Plot of 573 m² with 21-Metre Frontage in Geri, Nicosia
A large rectangular residential plot with a total area of 573 m² is available for sale in Geri, Nicosia District. The property presents an attractive opportunity for residential development, combining a generous land area, a practical rectangular shape and favourable building coefficients.
The plot features a regular rectangular shape and a frontage of approximately 21 metres, offering flexibility for architectural planning and the development of a spacious private residence or another residential project, subject to the necessary planning approvals.
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 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, according to the information provided.
Based on the total area of 573 m², the building density coefficient corresponds to a theoretical maximum buildable floor area of approximately 458.40 m², while the coverage ratio corresponds to a theoretical maximum ground coverage of approximately 257.85 m². These calculations are indicative and remain subject to the applicable planning regulations, development restrictions and necessary approvals.
The property's rectangular shape, 21-metre frontage and substantial land area offer interesting possibilities for functional architectural design 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 573 m² land area, rectangular shape, 21-metre frontage, 80% building density, 45% coverage ratio and right of way, this plot represents an attractive opportunity for individuals, developers and investors seeking residential land with future development potential in Geri, subject to completion of the subdivision process and the necessary approvals.
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 4**
Website

Main Features

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

Area

Plot Area: **573m²**