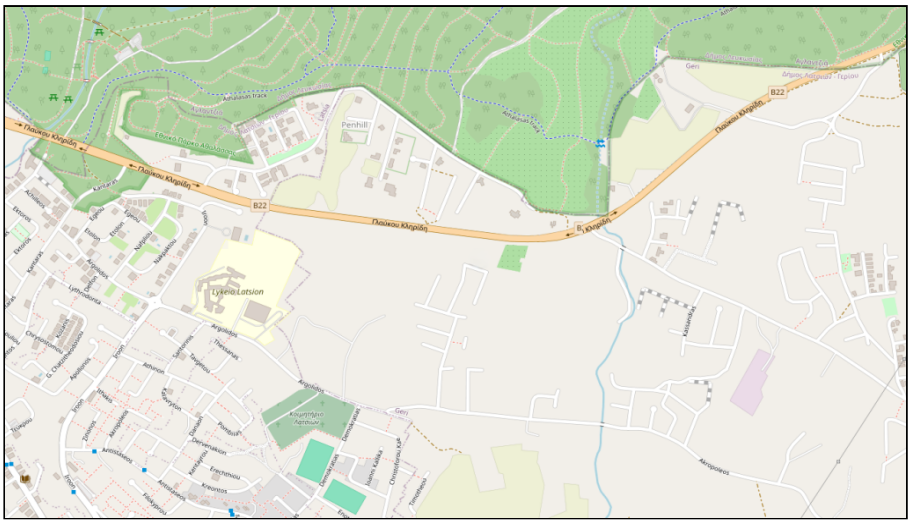


For Sale, Land, Plot, Nicosia, Geri, 286m²

For Sale : **€ 79,000**

Description
For Sale | Half Rectangular Residential Plot of 286 m² with 10.40-Metre Frontage in Geri, Nicosia
A half rectangular residential plot, corresponding to an area of 286 m², is available for sale in Geri, Nicosia District. The property presents an interesting opportunity for individuals and investors seeking residential land with future development potential in an established residential area.
The plot features a regular rectangular shape and a frontage of approximately 10.40 metres, offering possibilities for the planning and design of a future residence, subject to the completion of the subdivision process and 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, meaning that prospective purchasers should verify the final plot boundaries, ownership arrangements, completion of the subdivision process and 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 stated area of 286 m², the building density coefficient corresponds to a theoretical buildable floor area of approximately 228.80 m², while the coverage ratio corresponds to a theoretical maximum ground coverage of approximately 128.70 m². These calculations are indicative and remain subject to the final subdivision, ownership arrangements, applicable planning regulations and necessary approvals.
The property's rectangular shape and 10.40-metre frontage offer opportunities 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 286 m² area, rectangular shape, 10.40-metre frontage, 80% building density, 45% coverage ratio and right of way, this property represents an interesting option for individuals and investors seeking residential land 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**
Status: **Available**
Unit Number: **PLOT 4A**
Website

Main Features

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

Area

Plot Area: **286m²**