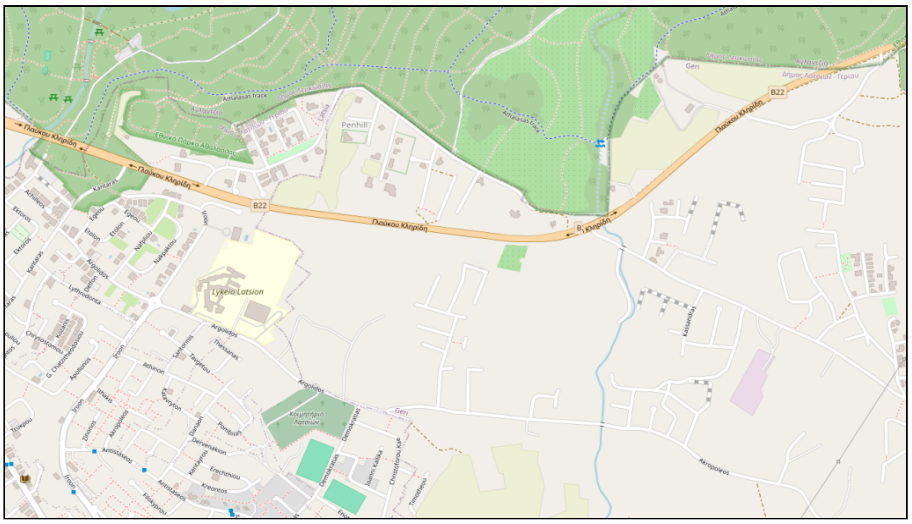


For Sale, Land, Plot, Nicosia, Geri, 552m²

For Sale : **€ 159,000**

Description
For Sale | Large Rectangular Residential Plot of 552 m² Adjacent to a Green Area in Geri, Nicosia
A large rectangular residential plot with a total area of 552 m² is available for sale in Geri, Nicosia District. Situated adjacent to a green area, the property offers an attractive opportunity for individuals, developers and investors seeking residential land in a pleasant setting with future development potential.
The plot features a regular rectangular shape and a generous frontage of approximately 22.14 metres, providing flexibility in architectural planning and the potential for a spacious private residence or another residential development, subject to the necessary planning approvals.
An important advantage of the property is its position next to a green area, which adds to the appeal of its surroundings and may contribute to a pleasant residential environment. Combined with the plot's generous frontage and practical shape, this characteristic makes the property particularly interesting for buyers looking to develop a home with thoughtfully designed indoor and outdoor spaces.
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 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 552 m², the building density coefficient corresponds to a theoretical maximum buildable floor area of approximately 441.60 m², while the coverage ratio corresponds to a theoretical maximum ground coverage of approximately 248.40 m². These calculations are indicative and remain subject to applicable planning regulations, subdivision requirements, development restrictions and necessary approvals.
The combination of the 552 m² land area, rectangular shape, 22.14-metre frontage and location adjacent to a green area offers 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 generous land area, large frontage, adjacency to a green area, 80% building density, 45% coverage ratio and right of way, this residential plot represents an attractive opportunity for those seeking 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**
Website

Status: **Available**

Unit Number: **PLOT 9**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **552m²**