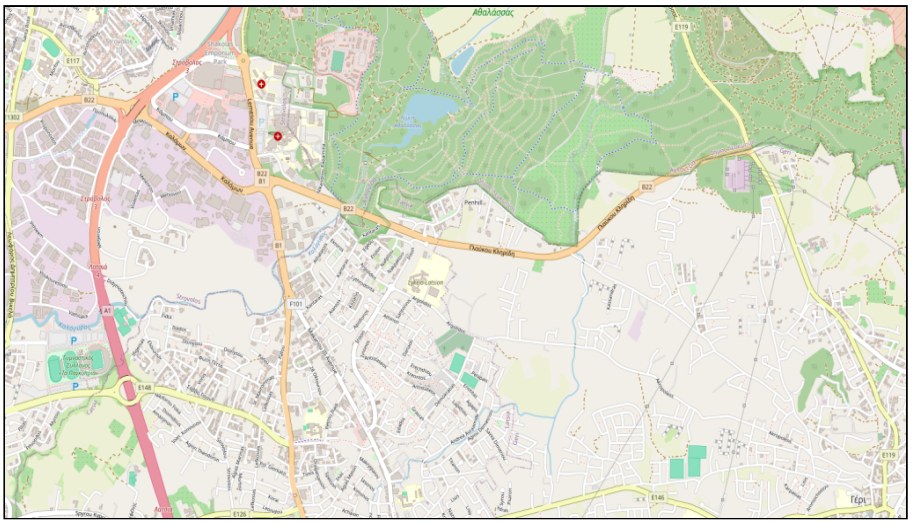


For Sale, Land, Plot, Nicosia, Geri, 277m²

For Sale : **€ 79,000**

Description
For Sale | Half Rectangular Residential Plot of 277 m² in Geri, Nicosia – Ka7 Zone
A half rectangular residential plot with a stated area of 277 m² is available for sale in Geri, Nicosia District. The property offers an interesting opportunity for individuals and investors seeking residential land with development potential in an established residential area.
The plot features a regular rectangular shape and a frontage of approximately 12.89 metres, providing opportunities for functional architectural planning and efficient use of the available space. Its configuration makes it an appealing option for buyers considering the construction of a private residence, subject to the ownership arrangements and necessary planning approvals.
The property falls within the Ka7 residential planning zone, with a building density coefficient of 80% and a coverage ratio of 45%. The stated planning parameters permit up to two floors and a maximum building height of 10 metres.
Based on the stated area of 277 m², the building density coefficient corresponds to a theoretical buildable floor area of approximately 221.60 m², while the coverage ratio corresponds to a theoretical maximum ground coverage of approximately 124.65 m².
These calculations are indicative and do not establish independent building rights for a half share. Actual development potential depends on the ownership structure, applicable planning regulations, access arrangements and necessary approvals.
The rectangular shape, 12.89-metre frontage and residential planning characteristics provide possibilities for designing a functional home with comfortable indoor living areas and practical outdoor spaces.
Situated in Geri, the property benefits from its location within the wider Nicosia residential area, offering access to schools, supermarkets, shops, pharmacies and other everyday amenities.
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 277 m² stated area, rectangular shape, 12.89-metre frontage, Ka7 residential zoning, 80% building density and 45% coverage ratio, this property represents an interesting opportunity for buyers seeking residential land in Geri, subject to verification of the ownership structure and development rights.
To discover more residential plots and land for sale in Nicosia District, browse our complete portfolio: 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 20B**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **277m²**

Gallery

