



For Sale, Land, Plot, Nicosia, Geri, 623m²

For Sale : **€ 145,000**

Description

Discover a prime real estate asset in the heart of Geri, Nicosia. This 623sqm residential plot is perfectly positioned for those seeking a balance between Small Development and High-Value Living. Boasting a regular shape and an efficient layout, this plot provides the ideal canvas for a sophisticated boutique project or a pair of high-end family residences, ensuring both versatility and significant yield potential.

With a robust Building Density of 80% and a 45% coverage factor within the Kα7 Town Planning Zone, this property offers expansive architectural possibilities. These planning parameters allow for a total buildable area of approximately 498sqm across two floors, making it a strategic acquisition in the Cyprus real estate investment market. As plots of land for sale in Geri continue to be in high demand for their suburban tranquility and proximity to the capital, this "ready-to-build" site with an available title deed ensures a smooth and secure transition for the discerning investor.

The location is a hallmark of convenience, situated in a well-established residential area with seamless access to Geri's town center and the wider Nicosia district. Its proximity to the Athalassa National Forest Park and the University of Cyprus adds a layer of lifestyle value that is highly attractive to modern families and professionals alike. G&P Lazarou trusted properties brings 32 years of authoritative expertise to this listing, providing the professional integrity you need to capitalize on this high-value opportunity.

Strategic Proximity & Landmarks

Nature: ~3.2 km (approx. 6-minute drive) from the lush Athalassa National Forest Park.

Education: ~3.8 km (approx. 7-minute drive) from the University of Cyprus (UCY).

Shopping & Lifestyle: ~4.0 km (approx. 8-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: ~4.5 km (approx. 8-minute drive) from Nicosia General Hospital.

Connectivity: Immediate access to Geri's main service hubs and the Nicosia-Limassol motorway.

Key Property Features

Location: Geri, Nicosia (Established Residential Area)

Total Area: 623sqm (Regular shape for optimized design)

Town Planning Zone: Kα7 (Residential)

Building Density: 80% (Optimized for versatility and high-value yield)

Coverage Factor: 45%

Permitted Height: 2 Floors (10 meters maximum)

Legal: Title Deed Available for immediate transfer.

Investment Profile: Ideal for a luxury villa or a boutique dual-unit development.

G&P Lazarou trusted properties has been a pillar of the Cypriot real estate market for over 32 years, providing professional expertise and a dedicated legacy of trust for every client.

Would you like me to calculate the specific buildable area for two semi-detached homes on this plot or provide a comparison with other land for sale near Geri's main landmarks? Contact G&P Lazarou today for a private consultation.

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **623m²**



Gallery

