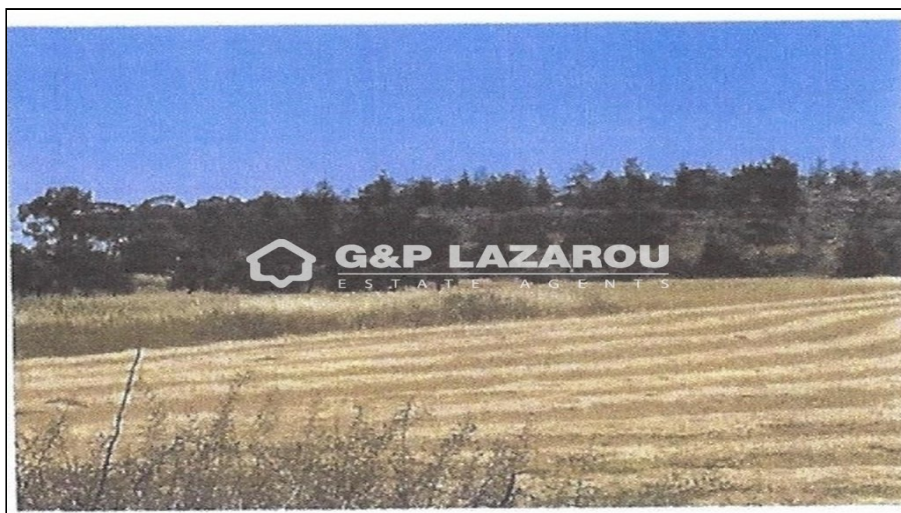




For Sale, Land, Plot, Nicosia, Geri, 575m²

For Sale : **€ 158,000**

Description

An exceptional residential opportunity is now available in the tranquil and rapidly expanding area of Geri. This corner residential plot, currently under division, is perfectly positioned for those who value Small Development and High-Value Living. Being a corner plot, it offers enhanced privacy, superior natural light, and the unique architectural freedom to design a dual-access masterpiece that truly stands out in the neighborhood.

With a Building Density of 80% and a 45% coverage factor within the Kα7 Planning Zone, this land is a high-potential asset. These parameters offer significant versatility, making it ideal for a large, luxurious family residence or a sophisticated boutique development. As plots of land for sale in Geri continue to be a top choice for those seeking a retreat from the city center, this strategic acquisition represents a premium entry into the Cyprus real estate investment market with high yield potential.

The location offers a harmonious blend of suburban peace and urban connectivity. Situated as a land for sale near Athalassa National Forest Park, you are never far from nature, while remaining just minutes away from essential landmarks like the University of Cyprus and The Mall of Cyprus. This under-division project ensures that your property will be served by brand-new infrastructure and a registered road. G&P Lazarou trusted properties brings a 32-year legacy of excellence to this project, ensuring your investment is handled with authoritative professional care.

Strategic Proximity & Landmarks

Nature: 2.4 km (approx. 5-minute drive) from the expansive Athalassa National Forest Park.

Education: 2.9 km (approx. 5-minute drive) from the University of Cyprus (UCY).

Shopping & Retail: 3.3 km (approx. 6-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: 3.8 km (approx. 7-minute drive) from Nicosia General Hospital.

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

Key Property Features

Location: Geri, Nicosia (Premier Corner Position)

Type: Corner Residential Plot (Under-Division)

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)

Road Access: Registered Road access on two sides (upon completion of division).

Note: The price is subject to V.A.T.

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 prepare a yield analysis for a two-unit development on this corner plot? 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: **575m²**



Gallery

