



For Sale, Land, Plot, Nicosia, Geri, 580m²

For Sale : € 158,000

Description

Elevate your investment portfolio with this exceptional corner residential plot, currently under division in a highly sought-after enclave of Geri, Nicosia. Strategically positioned for Small Development and High-Value Living, this site offers the rare advantage of a dual-frontage orientation. Being a corner parcel, it provides superior architectural flexibility, enhanced natural light, and the prominent visibility required for a standout boutique project or a pair of high-end semi-detached residences.

With a robust Building Density of 80% and a 45% coverage factor within the Kα7 Town Planning Zone, this land is engineered for versatility and high yield. The 80% coefficient allows for a significant buildable area 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 appreciate, especially those with corner positioning and high density, this property offers a premium foundation for long-term ROI.

Located just moments from the capital's essential landmarks, the plot offers a lifestyle that balances suburban quietude with urban proximity. As a land for sale near Athalassa National Forest Park, you are minutes from Nicosia's primary green lung, as well as the University of Cyprus and The Mall of Cyprus. G&P Lazarou trusted properties brings a 32-year legacy of authoritative expertise to this development, ensuring that all under-division infrastructure—including modern utility provisions and new road access—meets the highest professional standards.

Strategic Proximity & Landmarks

Nature: ~2.4 km (approx. 5-minute drive) from the lush 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: Immediate access to the Nicosia-Limassol motorway and Geri's main commercial strip.

Key Property Features

Location: Geri, Nicosia (Strategic Corner Position)

Status: Under-Division (Ensuring brand-new infrastructure and road access)

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)

Architectural Edge: Dual street frontage for flexible design and maximum curb appeal.

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 specific corner plot or check the current progress of the division works? 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: **580m²**



Gallery

