



## For Sale, Land, Plot, Nicosia, Geri, 580m<sup>2</sup>

For Sale : € 152,000

### Description

Discover a sophisticated investment opportunity in the highly sought-after area of Geri, Nicosia. Strategically positioned for Small Development and High-Value Living, this under-division residential plot offers an ideal balance of architectural flexibility and yield potential. With a robust Building Density of 80%, this site is a prime choice for developers looking to maximize internal floor area or for families seeking to build a grand, two-story custom home with significant volume.

The 45% coverage factor within the Kα7 Town Planning Zone ensures that any future project maintains an airy, high-end feel, providing ample footprint for premium outdoor features such as private swimming pools, expansive verandas, and landscaped gardens. As plots of land for sale in Geri continue to appreciate due to their unique position between urban Nicosia and the island's natural green lungs, this property represents a secure and strategic acquisition in the Cyprus real estate investment market.

Located just a breath away from the Athalassa National Forest Park, this plot offers a lifestyle where serene nature meets city convenience. Its proximity to authoritative landmarks like the University of Cyprus and The Mall of Cyprus ensures that your investment is anchored by the capital's most vital infrastructure. G&P Lazarou trusted properties brings over 32 years of market-leading expertise to this project, ensuring that all under-division requirements and modern utility provisions are met to 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 center.

### Key Property Features

Location: Geri, Nicosia (Prime Residential Hub)

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)

Road Access: Benefits from frontage along a Registered Road (Post-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 to review the specific division masterplan for this plot or discuss the potential ROI for a boutique development? Contact G&P Lazarou today for a private consultation.

### Details

Property Type: **Land**

Status: **Available**

[Website](#)



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### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

### Area

Plot Area: **580m<sup>2</sup>**



## Gallery

