



For Sale, Land, Plot, Nicosia, Geri, 530m²

For Sale : € 142,000

Description

Strategic Real Estate Asset: Under-Division Residential Plot in Geri Hub

Unlock a sophisticated investment opportunity with this under-division residential plot, perfectly situated in a high-demand residential area of Geri. Strategically balanced for Small Development and High-Value Living, this property offers the ideal foundation for those seeking architectural versatility and superior yield potential. With a robust Building Density of 80%, the plot provides the freedom to design a luxury multi-unit complex or a grand private estate that commands both views and market value.

The 45% coverage factor within the K&7 Planning Zone ensures that any future development maintains a spacious and airy character, leaving ample room for premium outdoor amenities like swimming pools, landscaped gardens, and large verandas. As plots of land for sale in Geri continue to attract savvy investors due to the area's rapid modernization in 2026, this site represents a strategic acquisition in the Cyprus real estate investment market. The under-division status guarantees that the final parcel will benefit from brand-new infrastructure and direct access to a registered road.

Located within easy reach of Nicosia's primary landmarks, this plot offers a quiet suburban lifestyle without sacrificing connectivity. Its proximity to the University of Cyprus, The Mall of Cyprus, and the serene Athalassa National Forest Park ensures that your investment is anchored by the capital's most vital educational and recreational hubs. G&P Lazarou trusted properties brings 32 years of authoritative expertise to this project, ensuring every stage of the division meets our rigorous professional standards.

Strategic Proximity & Landmarks

Education: 3.0 km (approx. 6-minute drive) from the University of Cyprus (UCY).

Nature: 2.5 km (approx. 5-minute drive) from the lush Athalassa National Forest Park.

Shopping & Retail: 3.5 km (approx. 7-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: 3.8 km (approx. 8-minute drive) from Nicosia General Hospital.

Connectivity: Immediate access to the Nicosia-Limassol motorway and Geri's expanding commercial center.

Key Property Features

Location: Geri, Nicosia (Strategic Residential Hub)

Status: Under-Division Project (Modern road and utility access guaranteed)

Town Planning Zone: K&7 (Residential)

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

Coverage Factor: 45%

Permitted Height: 2 Floors (10 meters maximum)

Investment Profile: Ideal for boutique residential complexes or a bespoke luxury villa.

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 layout for this plot or discuss the potential ROI for a multi-unit development in this zone? 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: **530m²**



Gallery

