



For Sale, Land, Plot, Nicosia, Geri, 536m²

For Sale : € 129,000

Description

Build Your Dream Family Home: Under-Division Residential Plot in Geri

Discover the perfect setting for your future residence in the sought-after Geri area of Nicosia. This prime plot, currently under professional division, is an exceptional find for those prioritizing Family Living and a stable Long-term Investment. Nestled in a peaceful residential pocket, it offers the ideal foundation for a custom-built home tailored to your family's needs.

With a Building Density of 60%, the property emphasizes space, privacy, and architectural freedom. The 35% coverage factor ensures your home will be surrounded by ample outdoor space—perfect for landscaped gardens, a private swimming pool, or safe play areas for children. As plots of land for sale in Geri continue to be a top choice for discerning buyers, this site offers the rare balance of suburban tranquility and modern connectivity.

Strategically located near the University of Cyprus and the lush Athalassa National Forest Park, this property ensures that education, nature, and urban convenience are always within reach. Whether you are looking for land for sale near Nicosia for your primary residence or a secure Cyprus real estate investment, this plot in the Kα8 zone represents a high-value opportunity in a flourishing community.

Proximity & Strategic Landmarks

Education: 1.9 km (4-minute drive) from the University of Cyprus (UCY).

Nature: 2.1 km (4-minute drive) from the green expanse of Athalassa National Forest Park.

Shopping & Leisure: 3.5 km (6-minute drive) from The Mall of Cyprus and IKEA.

Healthcare: 4.0 km (7-minute drive) from Nicosia General Hospital.

Local Schooling: 2.3 km (4-minute drive) from Geri Elementary School.

Key Property Features

Location: Geri, Nicosia

Zoning: Kα8 (Residential)

Building Density: 60% (Ideal for a custom-built family home)

Coverage Factor: 35%

Permitted Height: 2 Floors (10m maximum)

Status: Under-Division Project

Access: Registered Road access as per the division plan.

Details

Property Type: **Land**
[Website](#)

Status: **Available**

Unit Number: **3**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **536m²**



Gallery

