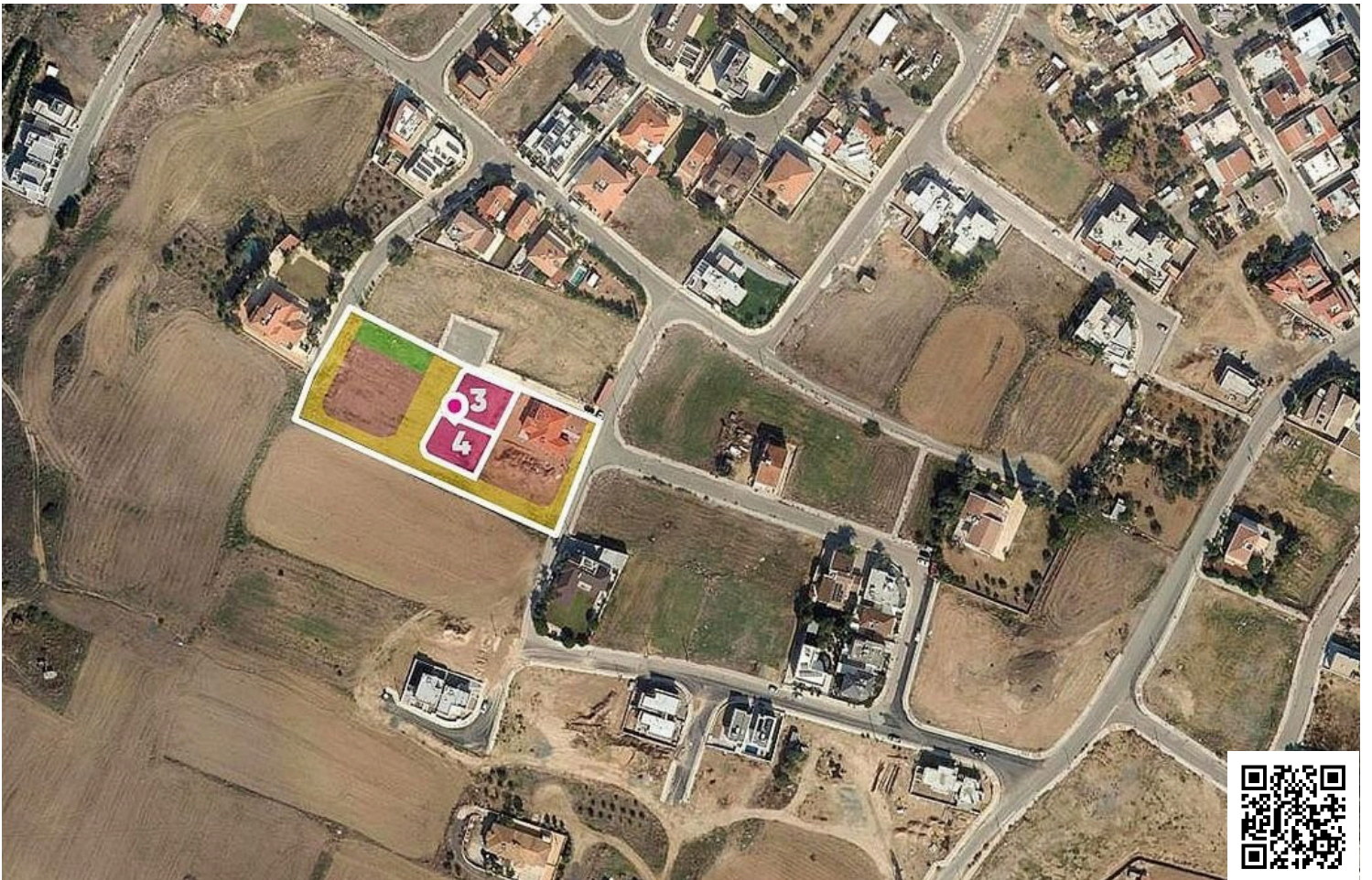
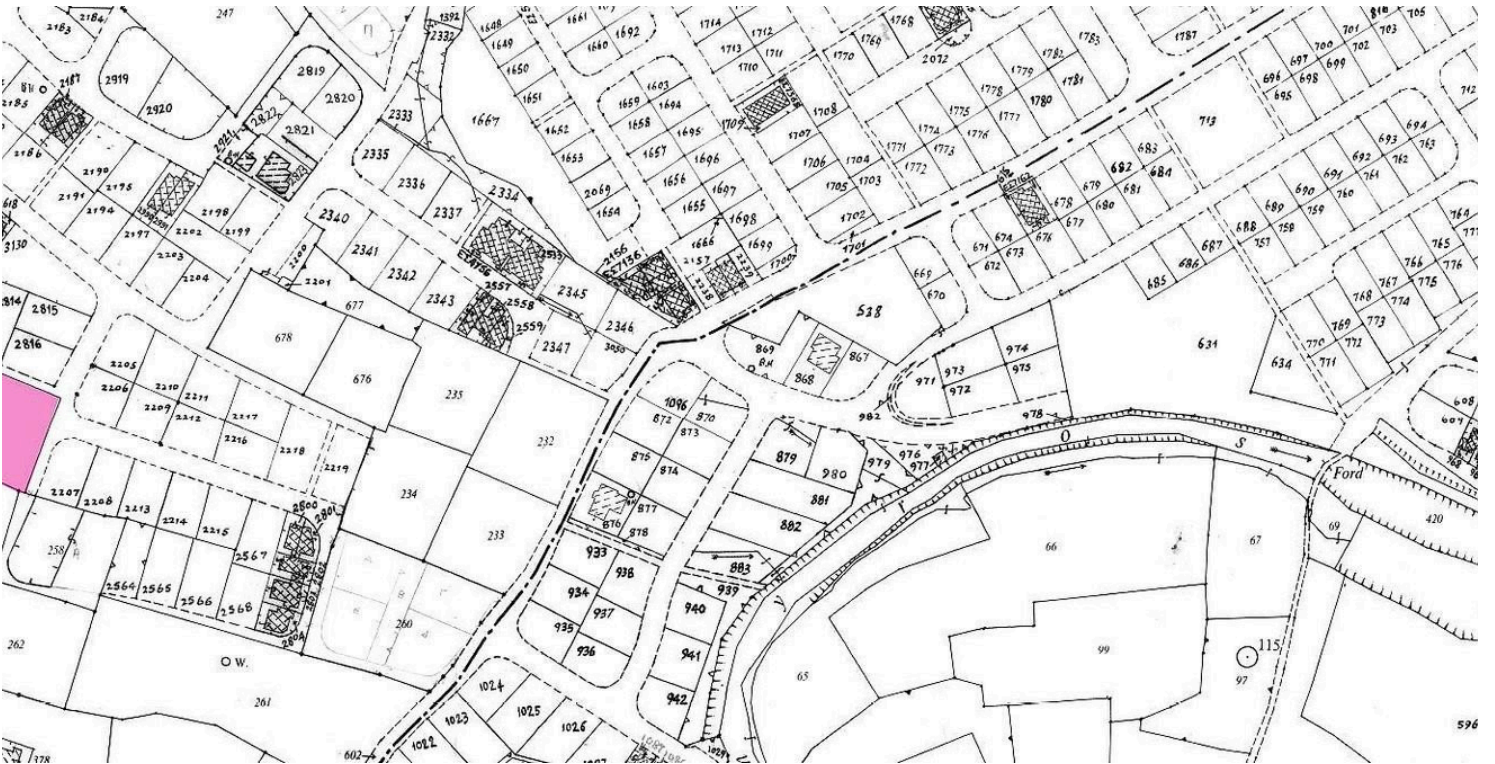


#185146

(Share) Residential field in Geri, Nicosia

€160,000 +VAT





Overview

Specifications

Area

 5268 m²

Type

Building Plot

Description

A 33% share of a residential field, corresponding to approximately 1,756sq.m. of a total 5,268sq.m. situated in Geri, Nicosia District. High-potential residential parcel situated in the rapidly developing outskirts of Geri, ideal for a contemporary housing complex or private estate. Property Highlights: •Total Field Area: 1/3 share of 5.268sq.m. corresponding to approx. 1,756sq.m. •Access: Exceptional dual access via two registered asphalt roads: Agias Lavras Street (50m frontage) on the eastern border and Agias Sophias Street (30m frontage) on the western border. •Terrain: Level, rectangularly shaped surface, offering maximum building efficiency and ease of construction. Key Features: A versatile land parcel ideal for high-density residential development or a long-term investment. It provides a peaceful suburban environment while remaining within a 5-minute drive from the nearest community centers. The dual-street frontage allows for flexible architectural planning and multiple entry points. Location: Situated in the Geri-Latsia region, offering excellent connectivity. • Approx. 5km from the A1 Motorway •Approx. 2km from Geri Community Centre •Approx. 4.6km from Latsia Community Centre There is a distribution agreement in place and an active planning permit for the division into plots, expiring on 29/05/2026 (ΛΕΥ/0291/2014). The subject share concerns future plots No. 3 and No.4, which will have a total area of approximately 579sq.m. and 575sq.m respectively. Zone: The property falls within Residential Zone Ka7, with a building coefficient of 80%, coverage of 45%, and permission for 3 floors (13.5m) of construction.



Additional information

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka7	45%	80%	10 m	2	100%

Contact us



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