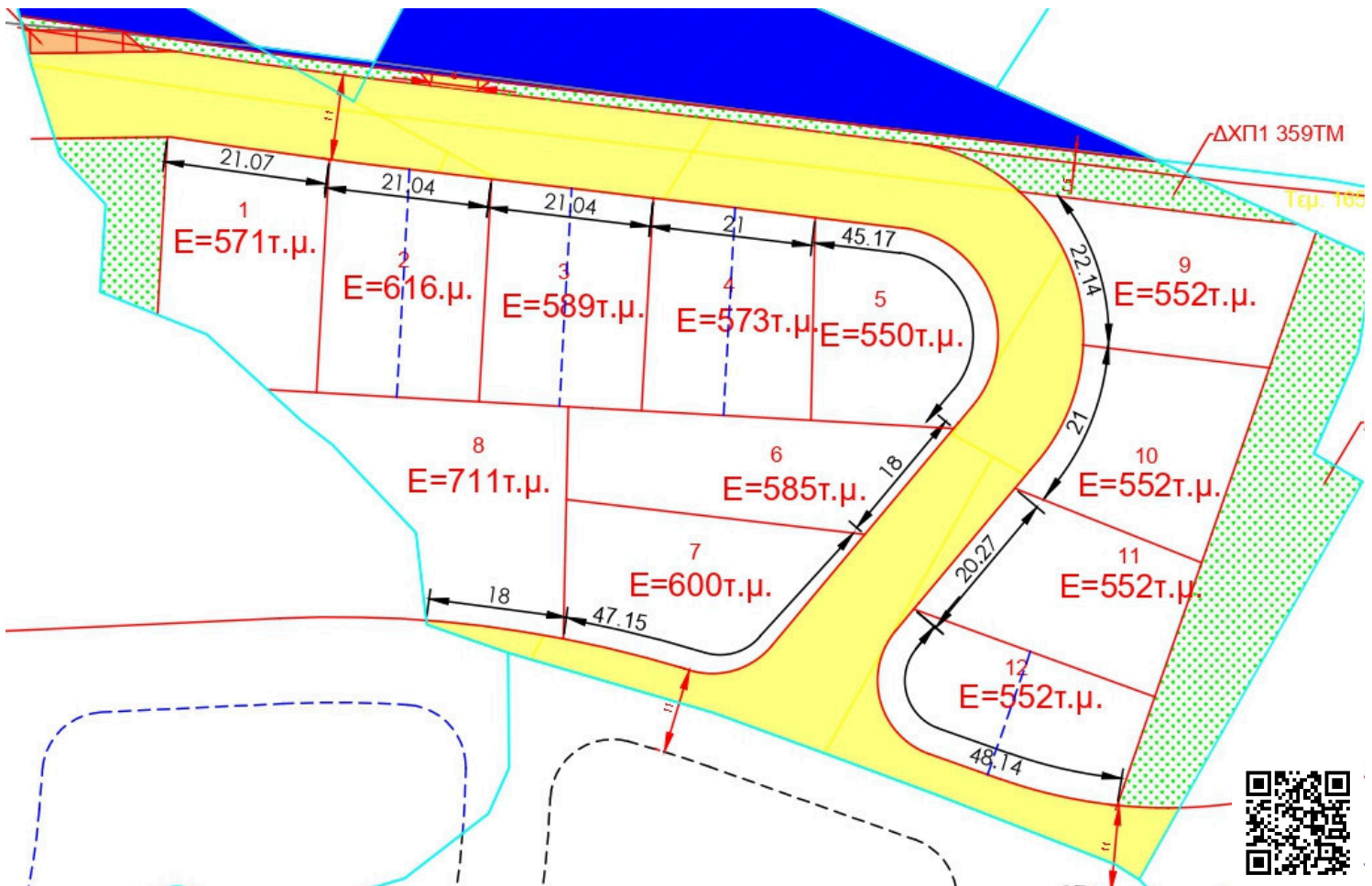


#68303

# Prime Residential Plot in Geri

📍 Geri, Nicosia

€169,000 +VAT





ΠΡΟΣΟΧΗ/ATTENTION

Πληροφορίες όπως τιμές ακινήτων και/ή διαθεσιμότητα ακινήτων που επισυνάπτονται στην ιστοσελίδα μας δεν είναι δεσμευτικές και δίνεται να

# Overview

## Specifications

Area

 711 m<sup>2</sup>

Type

**Building Plot**

## Description

Near Athalassa National Park.

711 m<sup>2</sup> under division (Plot No. 8) in a prime location very close to the Athalassa National Park, offering perfect access to the highway, and is just a short drive from the Mall of Cyprus and the General Hospital.

An exceptional investment opportunity located in a rapidly developing, high-demand residential zone of Geri.

With a frontage of 18 meters and a flat surface, it is a perfect choice for either private individuals looking to build a spacious family home or developers targeting an area with strong prospects for future capital appreciation.

### Key Highlights

**Strategic Location:** Quick access to the highway, the Mall of Cyprus, and local amenities.

**Nature-Adjacent:** Situated near the green lungs of Nicosia (Athalassa Park).

**High Growth Area:** Located in a neighbourhood experiencing significant residential expansion and modern infrastructure upgrades.

Plot Area: 711 m<sup>2</sup>

Status: Under Division (Plot No. 8)

Town Planning Zone: Residential

Building Density: 80%

Coverage Ratio: 45%

Max Floors: 2

Max Height: 10 meters



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# Additional information

## Features

Easy access to main roads

Investment opportunity

Near amenities

Quiet area

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Kα7	45%	80%	10 m	2	-



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