

# Residential Land in Tseri, Nicosia

For Sale : **€ 1,850,000**

**Description**
This exceptional residential development plot of 14,530 m² is ideally located in the sought-after Gerakaris area of Tseri, one of Nicosia's most desirable expansion zones. Parcels of this scale are increasingly rare in the area, and the land offers an outstanding opportunity for developers and investors to create a substantial residential project in an established and growing neighbourhood, surrounded by contemporary homes and quality residences and within easy reach of the capital.
The land is level and even, which significantly simplifies site preparation and reduces infrastructure costs. It benefits from a dual planning-zone configuration: approximately 54% of the plot falls within zone Kα6 with a building density of 90%, while the remaining 46% falls within zone Kα8 with a building density of 60%. This combination allows for a flexible mix of higher-density housing, such as apartment buildings, alongside more spacious detached residences or villas, all within a single site.
The plot enjoys road access and a pleasant open outlook over the surrounding greenery and hills, with existing residential neighbourhoods and local amenities close by.
The property is offered with title deeds, allowing for a straightforward transaction, and falls under the planning authority of the Tseri Municipality.
Key Features:
– 14,530 m² plot area
– Residential zone
– Dual zoning: Kα6 (90% density) on approx. 54% and Kα8 (60% density) on approx. 46%
– Level, flat terrain
– Road access
– Title deeds available
– Suitable for apartment blocks, gated community or villa estate
– Energy Efficiency: Not required
This large and versatile residential plot represents a rare chance to secure a significant development site in one of Nicosia's most attractive growth areas, offering excellent potential for a master-planned residential project and strong long-term returns.

## Details

Property Type: **Land**
Status: **Available**
Unit Number: **Plot 241**
Website

## Main Features

Property Subtype: **Field**
Town Planning Zone: **Residential**

## Area

Plot Area: **14,530m²**
Total Area: **14,530m²**

## Energy & Heating

Energy Efficiency Grade: **Not Required**