



For Sale, Land, Field, Nicosia, Akaki, 3,345m²

STAVROI, AKAKI, NICOSIA, REG:0/3742

For Sale : **€ 20,000**

Description

For Sale Agricultural Plot In Akaki, Nicosia
Strategic Land Investment in Akaki

Experience an exceptional and highly practical investment opportunity with this expansive agricultural field, strategically located in the serene and fertile countryside of Akaki, Nicosia. This property represents a top-tier land proposal, offering a substantial asset for agricultural development, large-scale cultivation, or long-term strategic holding. Designed for individuals or investors seeking to purchase land with high rural potential, the property is situated entirely within a dedicated agricultural zone. Its peaceful position ensures a completely natural environment away from urban development, making it an excellent choice for land banking or farming initiatives within the Nicosia district.

Development Potential & High-Value Features

The property features a vast rural canvas falling 100% within the Γ3 Agricultural Planning Zone. The land offers a building density of 10% and a coverage factor of 10%, allowing for the potential construction of a 2-storey structure with a maximum height of 8.3 meters, subject to relevant planning permissions. This field is currently landlocked, presenting an excellent opportunity for strategic investors looking to secure a high-discount asset with future right-of-way expansion potential or long-term value appreciation in a traditional farming region with fertile soil profiles.

Extensive Property Features

Property Type: Agricultural Field

Location: Akaki, Nicosia

Planning Zone: Γ3 (Agricultural Zone - 100%)

Building Density: 10%

Coverage Factor: 10%

Maximum Floors: 2 Storeys

Maximum Height: 8.3 meters

Access Status: Landlocked (Excellent strategic holding potential)

Suitable For : Perfect for agricultural cultivation, specialized farming projects, or long-term land banking

Nearby Landmarks & Amenities

In a convenient location for a peaceful rural lifestyle and extensive agricultural operations in the Akaki area, the property is supported by regional landmarks.

Akaki Village Center is a traditional cultural and social landmark providing local coffee shops, taverns, and community facilities.

The Akaki River (Serrahis tributary) is a prominent natural and environmental landmark running through the fertile valley.

Meniko Village is a neighboring historical rural community located just a short distance away.

Astromeritis Commercial Core is a primary neighboring node offering regional community facilities, supermarkets, and banks.

Peristerona Village Center is a major nearby rural community featuring traditional monuments and commercial shops.

The Troodos Foothills are a major natural landmark forming the scenic backdrop of the wider region.

Kokkinotrimithia Regional Hub is a prominent administrative, retail, and community reference destination accessible within the regional network.

Nicosia City Center is the capital's primary professional and civic destination reachable via standard provincial transport routes.

Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gpazarou.com to arrange your private viewing!

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Agricultural**

Height: **8**

Area

Plot Area: **3,345m²**