

# For Sale, Land, Field, Nicosia, Akaki, 2,342m²

For Sale : **€ 14,100**

**Description**
For Sale Agricultural Plot In Akaki,Nicosia
Strategic Agricultural Land Asset in Productive Akaki Peripheral Belt
Secure a substantial agricultural land portfolio piece with this expansive agricultural field for sale in the traditional, resource-rich farming community of Akaki, Nicosia. Spanning a highly versatile total footprint of 2,342 sq.m., this land asset represents an exceptional acquisition window for active local farmers looking to scale up crop production, private investors seeking a low-overhead property asset, or forward-thinking buyers aiming to secure affordable entry-level land within a major agricultural zone.
Standard Agricultural Planning Parameters
The property features uniform, high-reliability zoning characteristics under its primary rural classification framework, preserving your right to establish light agricultural structures or specialized farming installations:
Planning Zone: Γ3 (100% coverage) — The entirety of the field falls under the standard Γ3 agricultural zone, legally protecting the land from aggressive urban expansion and preserving it exclusively for rural, farming, and light eco-agricultural uses.
Building Density (Building Destiny): 10% — Allowing for localized building setups, which can be utilized to construct private storage sheds, tool repositories, pump housings, or administrative agricultural rooms.
Coverage Factor: 10% — Preserving a minimal construction footprint, keeping 90% of the land surface completely open and ready for intensive crop cultivation, greenhouse systems, or orchards.
Structural Allowance: Permits buildings up to 2 Floors with an official structural height threshold of 8.3 meters.
Access Optimization Profile (Landlocked Status)
Current Status: The field is currently landlocked, creating a highly competitive entry point and an attractive purchasing price well below standard market baselines for properties with direct road frontage.
Development & Farming Pathway: The property currently requires a registered road network to connect directly to its boundaries. Under Cyprus property law, landlocked parcels retain the statutory right to request and secure a registered right-of-way (passage easement) through adjacent plots, allowing you to establish legal vehicular access for tractors, trucks, and farm equipment.
Property Features
Property Type: Agricultural Field
Listing Type: Available For Sale
Location: Akaki, Nicosia
Total Land Area: 2,342 sq.m.
Planning Zone: Γ3 (100% of the property)
Building Density (Destiny): 10%
Coverage Factor: 10%
Maximum Floors Allowed: 2 Storeys Max
Maximum Structural Height: 8.3 Meters
Access Infrastructure: Landlocked
Nearby Landmarks & Amenities
Situated within the fertile farming plains of the western Nicosia district, the land offers a strategic rural position:
The Main Akaki Village Center is located just a short distance away, offering immediate access to local agricultural suppliers, machinery maintenance workshops, packing facilities, and community services.
The Troodos / Kokkinotrimithia-Akaki High-Speed Highway Link is highly accessible, providing fluid transit for transporting harvested agricultural produce directly to the major commercial markets and distribution hubs of Nicosia in under 20 minutes.
Neighboring Farms: Flanked by active citrus orchards, olive groves, and organized agricultural developments, highlighting the fertility and operational productivity of the immediate microclimate.
To discover more options in this area, you can browse our complete portfolio of plots for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

## Details

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|---|---|---|
| Property Type: **Land** | Status: **Available** | Website |

## Main Features

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| Property Subtype: **Field** | Town Planning Zone: **Agricultural** | Height: **8** |

## Area

Plot Area: **2,342m²**