



## Excellent Plot of land for sale in Akaki



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 34,950

#### Location

Pays:	Chypre
État/Région/Province:	Nicosie
Ville:	Akaki
Adresse:	Deneias, Akaki
Indicatif régional:	2720
Soumis:	14/08/2025
Description:	Excellent Plot of land for sale in Akaki Cyprus

Esales Property ID: es5554739

Akaki

Nicosia

Cyprus

Exceptional Development Opportunity in Akaki, Cyprus

An excellent plot of development land, spanning 1839.5 m2, is now available for sale in the desirable village of Akaki. This is a prime opportunity for investors or those looking to build their dream home in a



tranquil yet conveniently located area.

The land is situated in a highly accessible location, just a short distance from the heart of the village. You'll find it on the right hand turn immediately before the popular landmark of 'La Kiwi'

With a 10% build factor, you can begin construction immediately, with the potential to double the land's value by securing planning permission for further development. This plot is ideally positioned right next to a road, making it an ideal building plot with easy access.

Priced at a competitive €39,000, this land is offered with a clear title deed and no outstanding debt, ensuring a smooth and straightforward transaction. Don't miss this chance to own a valuable piece of land with significant growth potential in a sought-after Cypriot village.

## About the Area

Akaki is a village situated in the Nicosia District of Cyprus, approximately 30 kilometers west of the capital city. Its history dates back to the Byzantine or Latin period, and its name is thought to be derived from a person named Akakios or from Saint Akakkios. The village has a long-standing history as a mixed community of Greek and Turkish Cypriots, though the Turkish Cypriot population was displaced in 1964. Following the Turkish invasion of 1974, Akaki became home to many displaced Greek Cypriots, particularly from the Morphou area. The village has a rich past, with historical records mentioning it as a royal estate during the Frankish rule and a retreat for kings.

The economy of Akaki is traditionally rooted in agriculture and livestock farming. The fertile land, nourished by the Akakios River and a nearby dam, is used for cultivating a variety of crops, including grains, vegetables, pulses, and fruit trees. The village is also a center for livestock breeding, with a notable presence of sheep and cattle farms. While agriculture remains a significant part of the local economy, a portion of the population works in the capital, Nicosia, reflecting the village's close proximity to the urban center.

Despite its rural character, Akaki offers a glimpse into Cyprus's rich history and culture. The village features several churches, with the main one dedicated to Panagia Chryseleousa. Other religious sites include chapels dedicated to various saints. For those interested in historical remnants, the village has preserved two old olive mills and the ruins of watermills. Additionally, archaeological findings in the area, such as impressive mosaic floors from the 4th century A.D., highlight the village's ancient heritage. The ruins of the 'Tower of Franks,' a medieval castle that served as a royal retreat, also stand as a testament to its past.

The nearest major airport to Akaki is Larnaca International Airport (LCA), which is approximately 53 kilometers away. This airport serves as the primary international gateway to Cyprus. Although there is a Nicosia International Airport (NIC) just 13 kilometers from Akaki, it is currently not in use. Paphos International Airport (PFO) is another option, located about 75 kilometers from the village.

## Main Features



- \* 1839.5 m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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## Commun

Pied carré fini: 1839 m<sup>2</sup>  
Dimesions du lot: 1839 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.429.950

