



## Excellent Plot of land for sale in Kefalonia



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 117,663.26

### Τοποθεσία

Χώρα:	Ελλάδα
Διεύθυνση:	Antipata
Ταχυδρομικός κωδικός:	280 84
Δημοσιεύθηκε:	06/05/2025
Περιγραφή:	Excellent Plot of land for sale in Kefalonia Greece

Esales Property ID: es5554592

Antipata

280 84

Greece

For Sale: Prime Development Land with Unobstructed Ionian Sea Views in Frapata, Kefalonia – Your Opportunity to Create a Bespoke Mediterranean Paradise

Seize a Rare Investment Opportunity in a Dream Greek Destination: 1,029 sq. m. of Buildable Land Just Minutes from Fiskardo and Stunning Beaches



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Nestled within the enchanting embrace of Kefalonia Island, a jewel of the Greek Ionian archipelago and a globally coveted destination renowned for its breathtaking natural beauty and captivating charm, lies a prime parcel of development land awaiting a visionary owner. Situated in the traditional and highly desirable area of Frapata, this exceptional plot offers a unique opportunity to create a bespoke Mediterranean haven. Its strategic location places it a mere five-minute drive from the world-famous and picturesque village of Fiskardo, a jewel of Venetian architecture and culinary excellence, and within easy reach of the pristine shores of Emblisi and the secluded beauty of Dafnoudi beach, both renowned for their crystal-clear turquoise waters and idyllic settings.

This substantial plot of land spans 1,029 square meters (approximately 0.25 acres) and boasts the truly remarkable and highly sought-after feature of incredible, unobstructed views of the mesmerizing Ionian Sea. Imagine waking up each day to the shimmering azure waters stretching out before you, a constant reminder of the unparalleled beauty of this Greek paradise. The land is ideally situated within a designated area where construction is permitted, making it an exceptional investment choice with immediate development potential. Furthermore, the property benefits from a direct and convenient connection to essential utilities, including electricity and water, streamlining the development process and adding to its inherent value.

The location of this development land offers a harmonious blend of tranquility and accessibility. Situated along a quiet road, it provides a peaceful and serene environment, allowing for the creation of a private sanctuary away from the hustle and bustle. However, its excellent connectivity ensures that residents will not feel isolated, with easy access to local amenities and the vibrant life of Fiskardo just a short drive away. The land also offers beautiful views of the distinct and lush greenery that characterizes the Frapata area, creating a picturesque backdrop that enhances the overall appeal of the location.

This prime plot of land represents an outstanding investment choice in the unique and highly desirable island of Kefalonia. Its generous size allows for the construction of a substantial property, with a permitted building allowance of up to 400 square meters (approximately 4,306 square feet), offering ample scope to design a spacious villa tailored to your exact specifications and desires. The property also provides ample space for private parking or the construction of a garage, ensuring convenience and security for vehicles. Moreover, the generous land area offers the exciting possibility of building a private swimming pool, creating the ultimate Mediterranean lifestyle where you can relax and soak in the stunning views in your own personal oasis.

Kefalonia Island itself is a world-renowned destination, famed for its diverse and breathtaking natural attractions. It is home to the iconic Myrtos Beach, consistently ranked among the most beautiful beaches in the world with its dazzling white pebbles and dramatic cliffs. The mystical Melissani Cave, with its mesmerizing underground lake illuminated by sunlight, is a natural wonder that captivates all who visit. The island boasts a multitude of other incredible beaches, each with its own unique charm and allure, waiting to be discovered. History and culture enthusiasts will find a wealth of ancient temples and fascinating sightseeing opportunities scattered across the island, offering a glimpse into Kefalonia's rich past.

Beyond its natural beauty and historical significance, Kefalonia is also celebrated for its delectable food and exquisite local wines. The island's fertile land and Mediterranean climate produce a bounty of fresh



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ingredients, resulting in a vibrant culinary scene. The charming village of Fiskardo, just a short drive from the development land, is particularly renowned for its exceptional restaurants, offering a delightful array of fresh seafood and traditional Greek dishes served in picturesque waterfront settings. Wine lovers will appreciate Kefalonia's viticultural heritage, with several local wineries producing distinctive wines, most notably from the indigenous Robola grape.

Kefalonia is a beloved destination that has thoughtfully embraced development while preserving its natural beauty and authentic charm. The island boasts a comprehensive infrastructure, including well-regarded schools, a university providing higher education opportunities, and a modern hospital ensuring access to quality healthcare. Accessibility to Kefalonia is excellent, with the island being one of the few in Greece to have its own international airport, Kefalonia International Airport 'Anna Pollatou' (EFL), providing easy access via air travel. Additionally, the island is well-connected by ferry services, offering convenient access by boat from the mainland and neighboring islands.

This prime development land in Frapata presents a truly exceptional and rare opportunity to invest in a piece of paradise on the captivating island of Kefalonia. With its generous size, buildable status, direct utility connections, and, most importantly, its incredible, unobstructed views of the Ionian Sea, this plot offers the perfect canvas to create a bespoke luxury villa or a high-yield rental property in a highly sought-after location. Its proximity to the vibrant village of Fiskardo and the stunning beaches of Emblisi and Dafnoudi further enhances its appeal. Don't miss this chance to secure your foothold in a dream Greek destination and realize your vision of Mediterranean living.

#### Key Features:

- \* Prime Development Land: 1,029 square meters (approximately 0.25 acres) in the traditional area of Frapata, Kefalonia.
- \* Unobstructed Ionian Sea Views: Enjoy breathtaking panoramic vistas of the mesmerizing turquoise waters.
- \* Buildable Land: Permitted for construction, offering excellent investment potential.
- \* Direct Utility Connections: Convenient and established access to electricity and water.
- \* Tranquil Yet Connected Location: Situated on a quiet road with easy access to local amenities.
- \* Proximity to Fiskardo: Just a 5-minute drive from the famous and picturesque village.
- \* Easy Access to Stunning Beaches: Close to the beautiful shores of Emblisi and Dafnoudi.
- \* Generous Building Allowance: Ability to construct up to 400 square meters (approximately 4,306 square feet).
- \* Space for Private Parking/Garage: Ensuring convenience and security for vehicles.
- \* Potential for Private Pool: Create your own personal oasis with stunning sea views.
- \* Located in a World-Renowned Destination: Kefalonia is famous for Myrtilos Beach, Melissani Cave, and numerous other incredible attractions.
- \* Rich Culinary Scene: Kefalonia is known for its delicious food and excellent local wines.
- \* Thriving Local Infrastructure: A developed island with schools, a university, and a hospital.
- \* Excellent Accessibility: Easy access via Kefalonia International Airport (EFL) and ferry services.

This is a truly exceptional opportunity to acquire prime development land in a highly sought-after location on the captivating island of Kefalonia. Don't delay in seizing this chance to create your dream



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Mediterranean property with unparalleled Ionian Sea views. Contact us today for further information and to arrange a viewing.

## About the Area

Kefalonia, the largest of the Ionian Islands in western Greece, is a captivating destination renowned for its dramatic natural beauty. Emerald-green mountains, rugged limestone cliffs, and stunning beaches with turquoise waters define its landscape. The island's charm lies in its diverse scenery, from the iconic Myrtos Beach with its dazzling white pebbles to the mysterious Melissani Cave, where sunlight illuminates an underground lake in breathtaking fashion. Mount Ainos National Park, the highest peak in the Ionian Islands, offers hiking trails through unique Kefalonian fir forests and panoramic views.

Beyond its natural wonders, Kefalonia boasts picturesque villages and a rich history. Argostoli, the vibrant capital, is known for its lively atmosphere and the Koutavos Lagoon, where loggerhead sea turtles can often be spotted. The charming Venetian-influenced village of Fiskardo, miraculously spared from the devastating 1953 earthquake, offers a glimpse into the island's past with its colorful harbor and traditional architecture. Throughout the island, one can discover ancient ruins, Byzantine churches, and a warm, welcoming local culture.

Kefalonia offers a wide array of activities for every type of traveler. Beach lovers can explore countless coves and bays, from the organized sands of Skala and Lourdas to the more secluded shores accessible by boat. Adventure seekers can hike in the mountains, explore the Drogarati Cave with its impressive stalactites and stalagmites, or enjoy watersports along the coast. The island's fertile land also produces excellent local wines, particularly from the indigenous Robola grape, with several wineries offering tours and tastings.

For those planning a visit to this Ionian paradise, the most convenient airport is Kefalonia International Airport 'Anna Pollatou' (EFL). Located approximately 8 kilometers (5 miles) from the capital city of Argostoli, the airport receives both domestic flights from Athens and numerous international flights, particularly during the peak tourist season. This makes Kefalonia easily accessible from various European cities and beyond, allowing visitors to quickly immerse themselves in the island's enchanting beauty and captivating charm upon arrival.

## Main Features

- \* 1029 m<sup>2</sup> of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Greece fast online.

## Κοινά

Τελειωμένα τετραγωνικά 1029 τ.μ  
πόδια:



Μέγεθος αυλής: 1029 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/embed/AmYrtRMk2Oc>

## Contact information

IMLIX ID: IX6.894.776

