



## Seaview plot with build. license in village near Agios Nikolaos



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 163,018.65

### Τοποθεσία

Χώρα:	Ελλάδα
Νομός/Περιοχή/Επαρχία:	Crete
Πόλη:	Agios Nikolaos
Ταχυδρομικός κωδικός:	72100
Δημοσιεύθηκε:	04/12/2025

Περιγραφή:

Located in Agios Nikolaos.

Building plot of 565 m2, nicely positioned right at the eastern border of the quiet and peaceful traditional village of Kroustas, south-west of Agios Nikolaos, Crete.

From its elevated position approx. 500 meters above sea level, the plot enjoys views of the surrounding countryside, the sea and the mountains.

The sale includes a newly issued building license for a modern 4-bedroom villa of 182 m2 (ground floor only), with a swimming pool of 40 m2.

The license is valid for 4 years, with the possibility to have it renewed for another 4 years at a small fee.

The plot has road access and all services (electricity, water supply, telephone and internet) are present.

There is another plot (830 m2) right in front this plot for sale which also has a building license for a 4-bedroom residence with pool (see PLKROU18).

NOTE: The plot in front is on a sufficiently lower level, so it will not block the views.

Only about a 8-minute walk to the center of the village of Kroustas where several taverns, cafes and a small shop for basic needs can be found.



The larger village of Kritsa which offers more amenities is about a 7-minute drive from the plot. About a 17-minute drive from the nearest sandy beaches and from the town of Agios Nikolaos that offers all amenities of a modern tourist town. The international airport of Heraklion is about an hour's drive away.

Agios Nikolaos is the capital of the county Lasithi and is located at the Mirabello Bay, north-east Crete, only 40 mins away from the international airport of Heraklion.

Geographically the town is well protected from strong winds allowing sea sports and swimming nearly all year round.

Although Agios Nikolaos has a population of less than 20,000 it has several banks, supermarkets, shops of every kind, doctors, a modern hospital of high standard, public swimming pool and tennis courts, yacht marina, harbour, cinema, theatre, gyms, a 9-hole golf course, schools ranging from nurseries to 6-level high school and generally all the amenities you would expect to find in a modern European town.

The microclimate is one of the best in Greece and the moderate temperatures rarely exceed 30c in summer or fall below 15c in wintertime. This wonderful dry climate together with the natural beauty of the area has attracted most of the high class hotels of Greece to operate here.

## Κοινά

Τελειωμένα τετραγωνικά  
πόδια:

565 τ.μ

Μέγεθος αυλής:

565 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link:

[http://www.arkadia.com/MEAB-T8821/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MEAB-T8821/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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