



## Large plot near University General Hospital of Heraklion - Build up to 1874 m<sup>2</sup>



### 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:	EUR 620,000

### Τοποθεσία

Χώρα:	Ελλάδα
Νομός/Περιοχή/Επαρχία:	Crete
Ταχυδρομικός κωδικός:	71500
Δημοσιεύθηκε:	02/02/2026
Περιγραφή:	Located in Gournes Temenous.

This 3,271 m<sup>2</sup> plot is attractively located in a peaceful, middle-class residential area in the village of Gournes Temenous, just a few minutes drive from the University General Hospital of Heraklion (PAGNI), Crete.

The majority of the land (3,124 m<sup>2</sup>) lies within the village limits, allowing for a total building capacity of 1,874 m<sup>2</sup> on up to two floors (maximum height: 7.5 m), plus basement. The basement can match the ground floor in size and is not counted towards the allowed building capacity. There is also the possibility to add swimming pools, open or covered verandas and terraces, private parking, a children's playground, and more.

A smaller section (147 m<sup>2</sup>) at the narrow eastern end of the plot lies outside the village boundaries and is non-buildable.

The land can be subdivided into up to six plots, each allowing construction of one or more houses totaling up to 240 m<sup>2</sup> plus basement, which can then be sold or owned individually.

The plot has a gentle slope with soft soil, making excavation and construction relatively easy. It boasts



100.64 meters of road frontage, with utilities (electricity, water, telephone and internet) available on site.

At an elevation of around 130 meters above sea level, the property enjoys views of the southern outskirts of Heraklion, the hills and mountains to the west, and even the sea to the north - especially from the upper floors of any future buildings.

The location is highly convenient:

- Only 3.7 km from the University General Hospital of Heraklion (PAGNI).
- 4.7 km from the nearest large supermarket (~9 minutes by car).
- 10 km from the city center (Eleftherias Square) (~15–20 minutes depending on traffic).
- 12.4 km from Heraklion International Airport (~15 minutes).

This is an excellent opportunity for developers, investors, or private buyers looking for a fairly large, versatile plot in a quiet yet well-connected area, near the capital city of Crete.

Heraklion is the vibrant capital of Crete and the island's largest city, combining rich history with modern urban life. Known for its lively atmosphere, excellent shopping, cultural landmarks, and proximity to beautiful beaches, Heraklion offers year-round amenities, a dynamic economy, and easy access to the rest of Crete and beyond via its international airport and port. It's an ideal location for both permanent living and investment.

## Κοινά

Τελειωμένα τετραγωνικά πόδια:	3271 τ.μ
Μέγεθος αυλής:	3124 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

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## Contact information

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