



## Beachfront Hotel Development Land - 20,699 m<sup>2</sup> in Tsoutsouros, South Crete



### 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 2,024,046.35 |

### Τοποθεσία

|                        |                         |
|------------------------|-------------------------|
| Χώρα:                  | Ελλάδα                  |
| Νομός/Περιοχή/Επαρχία: | Crete                   |
| Πόλη:                  | Arkalochori             |
| Ταχυδρομικός κωδικός:  | 70010                   |
| Δημοσιεύθηκε:          | 18/09/2026              |
| Περιγραφή:             | Located in Arkalochori. |

An exceptional opportunity for hotel developers: this beachfront plot of 20,699 m<sup>2</sup> is located directly above the tranquil eastern end of the beach in Tsoutsouros, a charming seaside village on the south coast of Heraklion, Crete - ideal for visitors seeking authentic holidays away from the crowded tourist hubs.

The land enjoys uninterrupted panoramic views over the Libyan Sea, the entire bay and coastline of Tsoutsouros, and the majestic mountains that rise behind it. It offers direct beach access, creating an ideal setting for a high-quality holiday resort.

This plot is eligible for a tourism development license, allowing for the construction of a hotel or holiday apartment complex of up to 4,140 m<sup>2</sup> on two floors (maximum building height: 7.5 meters), plus basement level which does not count toward the allowable building volume. There is also the potential to create swimming pools, open and covered terraces, playgrounds, tennis courts, landscaped gardens, parking areas, and more.

The land is free of forestry and archaeological restrictions, it has 207 meters of frontage on the municipal asphalt road and all essential utilities (electricity, water, telephone, internet) available at the property



boundary.

The heart of Tsoutsouros village, with its seafront tavernas, cafés, and a well-stocked supermarket, is just 2-3 minutes by car.

Many more amenities can be found in the town of Alkalochori (approx. 35 minutes by car).

The city of Heraklion and Heraklion International Airport are located approximately 60 km away (less than an hour by car), ensuring convenient access for international visitors.

This plot represents a rare chance to develop a seaside hotel in one of Crete's most authentic and peaceful coastal regions, offering strong potential for a sustainable and attractive tourism investment.

Tsoutsouros (Tsoutsouras), perched on Crete's serene south coast about 60-63 km from Heraklion, offers investors a unique opportunity to develop an authentic, low-density seaside destination. Overlooking two sheltered bays spanning approximately 2 km, the village boasts coarse sandy shores, clear iodized waters believed to have therapeutic properties, and a small harbor framed by tamarisk trees.

Built on the ruins of ancient Inatos, once the port of Priansos, the site adds archaeological richness and mythic appeal to the tranquil setting. With a resident population under 100 that swells seasonally, Tsoutsouros has a foundation of small family hotels, tavernas, basic beach amenities, and access to hiking, secluded coves, and nearby attractions such as Maridaki beach and the palm forest near Agios Nikitas.

Its combination of pristine natural beauty, healing-sea branding, cultural heritage, and room for thoughtful upscale investing makes Tsoutsouros especially appealing for tourism development with an emphasis on sustainable, boutique, or wellness-oriented projects.

## Κοινά

Τελειωμένα τετραγωνικά 20699 τ.μ

πόδια:

Μέγεθος αυλής: 20699 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/OVKR-T149/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/OVKR-T149/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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