



## Ready-to-build luxury villa opportunity in Elounda



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 352,046.43

### Ubicación

País:	Grecia
Estado/Región/Provincia:	Creta
Ciudad:	Aghios Nicolaos
Código postal:	72053
Publicado:	01/04/2026

#### Descripción:

Located in Agios Nikolaos.

Plot of building land that enjoys breathtaking views of the coastal elite tourist resort of Elounda, the Elounda Bay, the Isle of Kolokytha, the Mirabello Bay and the surrounding mountains.

It already has a building license for a beautiful modern, partly subterranean villa of 231 m2 in total:

Main residence: 119.62 m2

Guesthouse: 59.30 m2

Garage: 30.45 m2

Basement: 21.61

Swimming pool: 39 m2.

The building license is valid until 31/12/2027 and included in the asking price.

The villa is off-plan and could be built in 18 months, once the buyer is found.

The plot has road access and services such as power, water and phone lines with broadband internet are on the spot.

The center of the tourist town of Elounda and its nice, organized sandy beach is only about a 3-minute drive (1.5 km) from the land.

The province capital, Agios Nikolaos is about a 14 minute drive away.



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Less than an hour's drive from the international airport of Heraklion.

## Elounda

Elounda was a small fishing town on the Mirabello Bay, on the island of Crete. Although fishing is still a large part of life in this very picturesque area, tourism has taken over as the main industry of Elounda. It is part of the municipality Agios Nikolaos. It is popular with European tourists and has many hotels including several 5\*hotels. Elounda is also the closest major town to the former leper colony of Spinalonga. The town is a 10 minute drive to Agios Nikolaos and the village of Plaka (Lasithi).

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.

## Común

Pies cuadrados terminados: 2788 m2  
Tamaño del lote: 2788 m2

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/MEAB-T8946/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MEAB-T8946/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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