



## Excellent Plot of land for sale in Ellomeno Nidri Lefkada Greece



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 2,204,098.12

#### Location

Pays:	Grèce
Adresse:	PPC9+68R
Indicatif régional:	311 00
Soumis:	28/07/2023

#### Description:

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Esales Property ID: es5553679

Ellomeno

Nidri  
Lefkada  
Greece

Google Map Location — PPC9+68R Ellomeno, Greece

Here we present an excellent plot of land in one of the most sought after areas for development right now in the Greek Islands

Plot of land for sale is in Ellomeno 9384m2 in size perfect for someone looking to develop multiple



properties to put on the open market.

This land is located in Ellomeno NIDRI-LEFKADA, Lefkada, a beautiful Greek island in the Ionian Sea on the west coast of Greece, south of Corfu, and north of Kefalonia. It is connected to the mainland by a causeway and floating bridge. The island is well-known for its stunning beaches, including Porto Katsiki, Kathisma, and Egremni, which are considered some of the best in Greece and the Mediterranean. The property is situated on a 9384 m<sup>2</sup> (2.318 Acres) plot of land, with a panoramic view of the famous Skorpis Island, owned by Aristoteles Onassis. Lefkada is also a very green island, full of trees, rich fauna, and flora, including a protected wetland that provides shelter for migratory birds and other rare species. The property is 32km (25 min) from the airport and faces southeast. The asking price for this land is \$1,999,999 or the equivalent in Euros or UK Pounds.

This land offers a build-out opportunity with almost endless possibilities. The land is suitable for building a luxury estate or for business opportunities such as a resort, hotel, or apartment complex. The permissible building size is up to 1800 sq.m. (19375.04 sq. ft.) with the possibility of an additional basement equal to the ground floor footprint, additional terraces, and swimming pools with a pool house. This presents a unique opportunity for those looking to invest in a property with substantial potential for growth and development.

This land is the last of kind available on the island with its grand size and extraordinary views,

## About the Area

The village is ideally located halfway between Lefkada Town and Vassiliki village and ferries depart from here to the neighbouring island of Kefalonia. The 800 people who live in Nidri permanently have developed its small port to one of the busiest harbours on Lefkada with ferries and cruises to Meganisi, Ithaca and Kefalonia. It's also a top-notch destination for private yachts in the Ionian Sea and the assembly point for the annual Ionian Regatta, the biggest yachting event in the Mediterranean.

For families, the village has a lot of facilities including taverns and restaurants to enjoy a tasteful Greek or international meal. No matter what your budget is, convenience for you and your family is the number one priority for the locals in Nidri. The younger visitors will be equally satisfied since the village is everything but quiet! On the main street behind the bay there are various cafes, bars and clubs to spend unforgettable nights on the island.

There is no need to mention the beach and the sea in Nidri. On the entire island of Lefkada the beaches are of unique beauty and the waters are so crystal clear that you think you are in a tropical paradise.

Lefkada is a Greek island in the Ionian Sea, connected to the mainland by a causeway. West coast beaches like Porto Katsiki and Egremni feature sheer cliffs and turquoise waters. The east coast is known for its traditional villages, including the seaside resort of Nydri. In the north, Lefkada town is the island's gateway and capital. Vassiliki, in the south, attracts windsurfers.

Lefkada is one of the most breathtaking Greek islands and it is located in the heart of the Ionian sea, connected with the mainland by a small bridge. Being easily accessed by car and boasting one of the most



wonderful natural landscapes and some of the most scenic beaches, Lefkada Greece (or the 'Caribbean of Greece', as it is also known as) is the absolute dream destination for those who are into exotic islands.

## Main Features

- 9384 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 Lefkada Greece online.

## Commun

Pied carré fini: 9384 m<sup>2</sup>  
Dimesions du lot: 9384 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/CDeg3yiE4LI?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/CDeg3yiE4LI?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

IMLIX ID: IX4.693.322

