



## Excellent Plot of land With Sea Views for sale in Ierissoss



### Information de l'agent

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Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 292,092.95

#### Location

Pays:	Grèce
État/Région/Province:	Macédoine-Centrale
Adresse:	Stagira-Akanthos Aristotelis
Indicatif régional:	630 75
Soumis:	07/01/2025
Description:	
Excellent Plot of land With Sea Views for sale in Ierissoss Greece	

Esales Property ID: es5554431

#### Property Location

Stagira-Akanthos-Greece

Land

Ierissoss

Greece, Central Macedonia

630 75



## Property Details

### Investment Opportunity: Prime Seafront Land in Chalkidiki, Greece

This exceptional opportunity presents a unique investment prospect with the potential for significant returns. A 4,190 square meter plot of land is available for sale in a prime location on the Chalkidiki peninsula, between Nea Roda and Ierisos, just a 2-minute walk from the crystal-clear Aegean Sea.

### Key Features:

- \* Land Size: 4,190 square meters
- \* Location: Chalkidiki, Athos, between Nea Roda and Ierisos
- \* Seafront: 2-minute walk to the beach
- \* Proximity to Amenities: 2 km from Lidl and Masutis supermarkets
- \* Utilities: Electricity and water available on the plot
- \* Building Permit: Included with ready-to-build project
- \* Development Plan:
  - \* 3-bedroom house (ground and 1st floor)
  - \* 2 two-bedroom apartments (ground and 1st floor) with separate entrances
- \* Total Buildable Area: 464 square meters (including balconies)

### Investment Highlights:

- \* High ROI Potential: Predicted annual earnings of €150,000 with the possibility of further income generation through the addition of portable containers for accommodation or other services.
- \* Strong ROI Projections: Estimated 15-20% return on investment within 5-6 years.
- \* Prime Location: Situated in a picturesque and tranquil area with stunning natural beauty, close to Mount Athos, a UNESCO World Heritage Site.
- \* Safe and Secure Environment: Ierissos is renowned for its safety, with a low crime rate.
- \* High Demand: The area enjoys high demand from tourists, with nearby luxury hotels commanding nightly rates of €400-€750 per room.
- \* Development Flexibility: Customize the interior design of the rooms while adhering to local building regulations.
- \* Ready-to-Build Project: Building permit included, saving time and effort.

### Nearby Attractions:

- \* Mount Athos monasteries
- \* Sunset cruises to Ammouliani island
- \* Mountain biking trails
- \* Orthodox churches
- \* Beekeeping experiences
- \* Arnaia, a traditional settlement with historical houses



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- \* Olympiada, a settlement with a rich history and a beautiful promenade
  - \* Aristotelis island, Kafkanas island
  - \* Cemetery of Ancient Akanthos
  - \* The ancient city of Stagira
  - \* Varvara Waterfalls
  - \* Numerous beaches with crystal-clear waters

## Seller's Note:

After a five-year wait for the building permit (a common challenge in Central Macedonia due to strict regulations), the sellers have decided to pursue other investment opportunities. This presents a unique opportunity for buyers to capitalize on this approved project and reap the rewards of investing in this thriving tourist destination.

Disclaimer: This information is for general guidance only and should not be considered financial or investment advice. Potential investors are encouraged to conduct thorough due diligence and consult with qualified professionals before making any investment decisions.

## About the Area

Ierissos, a charming coastal town nestled on the eastern shore of the Akti peninsula in Chalkidiki, Greece, offers a unique blend of history, natural beauty, and tranquility. With its picturesque harbor, ancient ruins, and proximity to the mystical Mount Athos, Ierissos provides a captivating destination for travelers seeking an authentic Greek experience.

The town boasts a rich history, dating back to ancient times. Explore the remnants of the ancient city of Akanthos, once a thriving trading center, and delve into the region's fascinating past. Ierissos also serves as a gateway to the Holy Mountain, a unique autonomous monastic state with numerous monasteries offering breathtaking views and a profound spiritual experience (though access is restricted to men).

The surrounding area offers a plethora of outdoor activities. Enjoy the pristine beaches, perfect for swimming, sunbathing, and water sports. Hike through the lush green hills, explore the scenic coastal paths, or embark on a boat trip to the nearby islands, admiring the stunning Aegean Sea.

Ierissos is well-connected to major transportation hubs. The nearest airports are Thessaloniki International Airport 'Macedonia' (SKG), approximately 115 kilometers away, and Kavala International Airport 'Megas Alexandros' (KVA), located around 100 kilometers from the town.

Whether you're seeking a relaxing beach vacation, a cultural adventure, or a spiritual retreat, Ierissos offers a unique and unforgettable experience.

## Main Features

- \* 4192 m2 of land for development
- \* Excellent location close to many amenities



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\* Stunning views.

\* Huge Potential in the rental market if developed on.

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## Commun

Dimesions du lot:

4192 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX6.551.738

