



## Excellent Plot of land for sale in Karystos Evia



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 353,499.18

### Location

Pays:	Grèce
État/Région/Province:	Grèce-Centrale
Ville:	Karystos
Adresse:	Mili
Indicatif régional:	340 01
Soumis:	16/06/2025
Description:	Excellent Plot of land for sale in Karystos Evia Greece

Esales Property ID: es5554605

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Evia  
304 001  
Greece

An Exceptional Parcel of Hellenic Paradise: Prime Development Land for Sale in Karystos, Evia, Greece (5453m2) – A Canvas of Sea, Mountain, and Olive Groves

Nestled on the captivating island of Evia, the second-largest Greek island, and boasting a privileged



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location near the charming coastal town of Karystos, awaits an extraordinary opportunity to acquire a substantial and breathtaking plot of land. This exceptional parcel, encompassing a generous 5453 square meters (approximately 58,700 square feet or 1.35 acres), presents a unique canvas upon which to create your dream Mediterranean retreat or a strategic investment in a region of unparalleled natural beauty and historical significance.

What distinguishes this land is its remarkable topography, offering the coveted and highly desirable amenity of dual panoramic views – the shimmering expanse of the Aegean Sea stretching towards the horizon on one side, and the majestic, rugged peaks of the surrounding mountains rising dramatically on the other. This breathtaking vista provides a constant source of inspiration and tranquility, promising a lifestyle immersed in the stunning natural beauty that Greece is renowned for.

Adding to the inherent charm and potential of this property are its established natural features. The land is graced with approximately 150 mature olive trees, a quintessential element of the Greek landscape. These ancient trees not only contribute to the visual appeal of the plot, providing dappled shade and a sense of timelessness, but also offer the potential for producing your own high-quality olive oil, a taste of the authentic Mediterranean lifestyle.

Practicality and ease of development are paramount with this exceptional land offering. It benefits from direct road access, ensuring convenient entry and facilitating the transportation of materials and personnel should you choose to build. Furthermore, essential utilities are readily available, with electricity and water connections already in place or easily accessible, significantly streamlining the initial stages of any construction project and saving valuable time and resources.

The location of this prime plot is particularly noteworthy, situated in close proximity to the historical landmark of Castello Rossa (Red Castle), a significant attraction perched on the slopes of the impressive Mount Oxi. This Venetian-era castle stands as a testament to the region's rich history and offers further opportunities for exploration and appreciation of the local heritage. Mount Oxi itself, the highest mountain in southern Evia, is a majestic natural wonder, known for its unique geology, diverse flora and fauna, and breathtaking hiking trails, appealing to nature enthusiasts and outdoor adventurers.

The charming small coastal town of Karystos is also conveniently located nearby. Karystos offers a delightful blend of traditional Greek charm and modern amenities. Its picturesque harbor is lined with tavernas serving fresh seafood, and its charming streets are filled with local shops and cafes. The town boasts beautiful beaches, opportunities for water sports, and a relaxed, welcoming atmosphere. The proximity to Karystos ensures easy access to everyday necessities, local markets, and a taste of authentic Greek coastal life.

Evia, the long and narrow island stretching along the eastern coast of mainland Greece, is a region of diverse landscapes and rich history. Often overlooked by mass tourism, Evia retains an authentic Greek character and offers a more tranquil and unspoiled experience compared to some of the more popular islands. Its varied terrain encompasses rugged mountains, fertile plains, stunning coastlines, and thermal springs, providing a wealth of natural beauty and opportunities for exploration.

Owning land in this part of Evia presents a unique opportunity to immerse oneself in the authentic Greek



lifestyle, surrounded by breathtaking natural beauty and steeped in history. The generous size of the plot allows for the creation of a substantial private residence with ample gardens, a swimming pool perhaps, and other outdoor amenities to fully embrace the Mediterranean climate and the stunning surroundings. The presence of the olive trees adds a touch of established character and the potential for producing your own olive oil.

The ready availability of road access, electricity, and water significantly simplifies the development process, making this plot truly 'ready to be built on.' Imagine designing and constructing a home perfectly tailored to your individual needs and preferences, a sanctuary that captures the panoramic views of both the sea and the mountains. The possibilities are endless, from a traditional Greek villa to a contemporary architectural masterpiece that seamlessly integrates with the natural landscape.

The proximity to Castello Rossa and Mount Oxi offers a unique blend of historical and natural attractions right on your doorstep. Exploring the ancient castle provides a glimpse into the region's past, while hiking on Mount Oxi offers breathtaking vistas and a chance to connect with the rugged beauty of the Evian landscape.

The nearby town of Karystos provides a perfect balance of tranquility and convenience. Enjoying fresh seafood at a local taverna by the harbor, strolling along the beaches, or simply soaking up the relaxed atmosphere of this charming coastal town are all within easy reach. Karystos offers a genuine taste of Greek island life without the overwhelming crowds of some more popular destinations.

This exceptional plot of land in Karystos, Evia, represents more than just a real estate investment; it is an opportunity to create a lifestyle, a legacy, and a connection to the timeless beauty of Greece. The combination of its stunning natural setting, panoramic views, established olive grove, practical accessibility, and proximity to historical and cultural attractions makes it a truly unique and valuable prospect.

#### Key Advantages of This Karystos, Evia Land:

- \* Generous Size: 5453 square meters (approximately 1.35 acres) offering ample space for development and landscaping.
- \* Dual Panoramic Views: Breathtaking vistas of both the Aegean Sea and the surrounding mountains.
- \* Established Olive Grove: Approximately 150 mature olive trees providing shade, beauty, and potential for olive oil production.
- \* Road Access: Ensuring convenient entry and facilitating construction.
- \* Available Utilities: Electricity and water connections readily accessible, streamlining development.
- \* Proximity to Castello Rossa: Close to a significant historical landmark on Mount Oxi.
- \* Proximity to Karystos Town: Easy access to the charming coastal town with amenities, beaches, and local life.
- \* Located on the Beautiful Island of Evia: Offering authentic Greek charm and diverse landscapes.
- \* Potential for Bespoke Development: A blank canvas to create your dream Mediterranean home.
- \* Investment Potential: Owning land in a sought-after region with strong tourism appeal.
- \* Access to Natural Beauty: Surrounded by stunning sea and mountain scenery.
- \* Opportunity for Outdoor Activities: Hiking, water sports, and exploration of the Evian landscape.



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\* Tranquil and Authentic Greek Lifestyle: Embrace the relaxed pace of life and rich culture of Evia.

In conclusion, this excellent plot of land for sale in Karystos, Evia, Greece, offers a rare and compelling opportunity to create a bespoke Mediterranean haven in a location of exceptional natural beauty and historical significance. Its stunning panoramic views, established olive grove, practical accessibility, and proximity to both natural wonders and a charming coastal town make it a truly unique and valuable prospect. Don't miss the chance to secure this piece of Hellenic paradise and build the life you have always envisioned.

## About the Area

Karystos is a charming coastal town situated on the southern tip of the island of Evia, Greece's second-largest island. Nestled between the Aegean Sea and the imposing Mount Oxi, Karystos boasts a picturesque harbor, lined with traditional tavernas and bustling with local life. The town's history stretches back to ancient times, and remnants of its past, including Venetian fortifications and neoclassical architecture, add to its unique character. Karystos serves as a gateway to the stunning natural beauty of southern Evia, offering access to beautiful beaches, hiking trails on Mount Oxi, and a more tranquil and authentic Greek island experience compared to some of the more crowded destinations.

The town itself offers a relaxed and welcoming atmosphere. Visitors can enjoy leisurely strolls along the waterfront, savor fresh seafood at local restaurants, and explore the charming streets filled with small shops and cafes. Karystos is also known for its archaeological museum, which houses artifacts from the region's rich history. The surrounding area is ideal for outdoor enthusiasts, with opportunities for swimming, sunbathing, windsurfing, and exploring the diverse landscapes of southern Evia, from its rugged mountains to its secluded coves. The local community is friendly and retains a strong sense of traditional Greek culture.

For those traveling to Karystos by air, the most convenient major international airport is Athens International Airport 'Eleftherios Venizelos' (ATH), located on the mainland. From the airport, travelers have a couple of primary options to reach Karystos. The most common route involves taking a bus or taxi from the airport to the port of Rafina, which is approximately a 30-minute drive away. From Rafina, there are regular ferry services to the port of Marmari in southern Evia, a journey that typically takes around one hour. Once in Marmari, Karystos is a short 15-20 minute drive by taxi or local bus.

Alternatively, it is possible to drive from Athens Airport to the southern part of Evia via the mainland, crossing the Evripos Strait at Chalkida and then driving south. However, this route is significantly longer, taking around 2.5 to 3 hours depending on traffic. While Evia does have a small airport on the island itself, Skyros Airport (SKU), it primarily serves domestic flights and is located further north, making Athens International Airport the primary point of entry for most international travelers heading to Karystos.

## Main Features

- \* 5453 m2 of land for development
- \* Excellent location close to many amenities



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Dimesions du lot: 5453 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.186.063

