



## Seaview plot near town and beaches, with build. pre-approval



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 220,199.88

### Posizione

Nazione:	Greece
Stato / Regione / Provincia:	Crete
Città:	Agios Nikolaos
Cap:	72100
Pubblicato:	24/06/2025

#### Descrizione:

Located in Agios Nikolaos.

Building plot, nicely positioned in the area of Ammoudara, just a few kilometers south of Agios Nikolaos, right between and in walking distance to two of the best sandy beaches of the region.

From its elevated position on the slope of a little hill, the plot enjoys uninterrupted views of the sea (Mirabello Bay), the town of Agios Nikolaos, the mountains and breathtaking sun- & moonrises.

The total size of the plot is 10511 m2 of which 4903 m2 are cleared from forestry.

It has the planning permission (allowance) for a house or houses / villas of up to a total of 218 m2, built on either one or two floors, plus basement and attic. Enough space would be left to make swimming pool(s), terraces, pergolas, parking space, garden, etc.

Recently, a building pre-approval has been issued for the construction of two houses, to be built on 4 levels (69 m2 basement, 69 m2 ground floor, 69 m2 first floor, 40 m2 loft) and an individual swimming pool of 34.3 m2 and a car port for each house.

The plot has easy road access and electricity, water and phone lines with broadband internet are present.

Agios Nikolaos, the capital of Lasithi province is only about a 4-minute drive from the plot.

The popular, organized sandy "Ammoudara Beach" is only about 500 meters away (walking distance).



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The international airport of Heraklion is about 45 minutes by car from here.

Agios Nikolaos is the capital of the county Lasithi and is located at the Mirabello Bay, north-east Crete, only 45 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.

## **Comune**

Finito piedi quadrati: 4903 mq

Dimensione del lotto: 4903 mq

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/MEAB-T8579/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MEAB-T8579/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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