



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 426,851.17

### Locatie

Aanbevolen Auto Onderdelen:	Greece
Staat/Regio/Pronvincie:	Ionian Islands
Plaats:	Lefkada
Postcode:	31082
Geplaatst:	15-10-2025
Omschrijving:	

Get a rare investment opportunity in one of the most commercial and emerging tourist areas of the Ionian. This is a complete and buildable plot of land in Syvota Lefkada, in Apollonio, which combines an excellent location, tourist use, and an existing building permit, significantly reducing the time to maturity of the investment and allowing for immediate construction work to begin.

The property is sloping, cross-ventilated, and has a façade, with two façades of 56.20 m and 54.35 m and a depth of 67 m, ensuring excellent access and the possibility of creating a high-standard tourist unit. With a coverage ratio of 10% and the ability to build up to 372 sq.m., the plot allows for the development of modern residences that ideally utilize the natural slope of the land. The eastern land use and the eastern orientation ensure excellent lighting and orientation towards the sea.

The property is accompanied by a particularly attractive architectural proposal from a reputable and multi-award-winning architectural firm, which includes:

- 5 underground residences with private pools, designed for total privacy and a high-level living experience
- Two residences of 106.89 sq.m. each
- One residence of 52.10 sq.m. specifically designed for people with disabilities
- One residence of 94.70 sq.m. that is divided into two separate apartments
- One residence of 48.74 sq.m.
- 7 parking spaces plus 1 additional space for people with disabilities



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The signature of a renowned architectural firm enhances the commercial viability and added value of the project, ensuring design that combines aesthetics, functionality, and sustainability.

Syvota is a picturesque fishing village in southeastern Lefkada, just 500 meters from the beach and 1.2 kilometers from the settlement. It is located in a natural bay that creates a protected harbor, attracting sailors and tourists from all over the world. The area is experiencing a construction boom, with a wide range of accommodations from rented rooms to luxury hotels, while it has a supermarket, bakery, souvenir shops, and taverns. The city of Lefkada is 30 kilometers away, while the Aktio International Airport is accessible within 50 kilometers.

- Property Type: Off-plan plot – Complete and Buildable with a valid building permit
- Location: Syvota Lefkada – Apollonio (tourist zone, 500m from the beach)
- Façades: Two façades – 56.20 m and 54.35 m, depth 67 m.
- Land Use: Tourist exploitation – eastern orientation
- Building: Up to 372 sq.m. – coverage ratio of 10%
- Architectural Proposal: 5 underground residences with pools (design by an award-winning firm)
- 2 residences of 106.89 sq.m.
- 1 residence of 52.10 sq.m. (for disabled individuals)
- 1 residence of 94.70 sq.m. (divided into 2 apartments)
- 1 residence of 48.74 sq.m.
- 7+1 parking spaces (1 for disabled individuals)
- Uses: Investment, tourist exploitation, villas with pools
- Distances: 500m from the beach, 1.2 km from Syvota, 30 km from Lefkada city, 50 km from Aktio Airport
- Infrastructure: Close to the port, supermarket, taverns, shops
- Price: €370,000 (investment opportunity with ready permit and architectural study)

This plot of land in Syvota Lefkada represents a unique investment proposal for high-level tourist development. The combination of a ready building permit, the award-winning architectural study, the close distance from the beach, and tourist demand in the area guarantees immediate payback and high returns. The possibility of constructing 5 independent residences with pools offers flexibility in exploitation (sale of shares, rental, or combination). Don't miss the chance to invest in one of the most sought-after spots in the Ionian. Contact [GreekEstate.eu](http://GreekEstate.eu) today for more information and to send a complete licensing dossier.

NOTE: The property is located in Syvota Lefkada – Apollonio, 500 meters from the beach, 1.2 kilometers from the settlement of Syvota, 30 kilometers from the city of Lefkada, and 50 kilometers from the Aktio International Airport. The selling price is €370,000. The property has a ready building permit and complete architectural study from an award-winning firm. For the property showing, the presentation of an ID and your tax identification number (according to Law 4072/11-4-2012 Government Gazette 86 A) is required. All information is based on details provided by the client. The location on the map is the exact location of the property.

[GreekEstate.eu](http://GreekEstate.eu)  
Contact Phone: ...  
Email: ...



Property Code: W283

Exclusively available through GreekEstate.eu – Lefkada & Ioannina Real Estate Agency.

## **Algemeen**

Afgewerkte vierkante meter: 4000 m<sup>2</sup>

## **Building details**

Parking: Ja

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/PBNR-T177/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T177/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 1064705

