



## 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 69,219.11

### Locatie

Aanbevolen Auto Onderdelen:	Greece
Staat/Regio/Pronvincie:	Ionian Islands
Plaats:	Lefkada
Postcode:	310 82
Geplaatst:	12-01-2026

### Omschrijving:

A unique opportunity for building in one of the most beautiful and quiet areas of Lefkada! This out-of-plan plot in Marantochori (5,085 sq.m.), with a frontage of 140 meters and the possibility of construction up to 205 sq.m., is just 600 meters from the village and 6 km from Afeteli beach. With a southern orientation, it is ideal for a permanent residence, vacation home, or tourist investment.

The plot is complete and buildable, with general land use and a maximum permitted building height of 7.5 meters. The sloping topography and the frontage of the land allow for the construction of one or more independent homes with unobstructed views of the surrounding mountains and olive groves. The southern slope ensures ample natural light throughout the day. The plot is accessible and located in a residential zone, close to electricity and water infrastructures.

### Area & Neighborhood

Marantochori is 32 km from the city of Lefkada (approximately 35 minutes by car) and is a traditional, quiet village with stone houses and rich olive groves. The central square, with cafes, a mini market, and a church, is just 600 meters away. The area is famous for the nearest beach, Afeteli (just 6 km), and for easy access to the island's famous beaches (Egremni, Porto Katsiki). Aktio Airport is 54.6 km away. The area combines mountains and sea, offering peace and tourist demand all year round.

### List of Advantages & Features

- Type: Out-of-Plan Plot
- Condition: Complete & Buildable
- Frontage: 140 meters (large frontage)
- Building: Builds up to 205 sq.m.
- Height: Maximum permitted building height of 7.5 meters



- Orientation: South (sunny, bright)
- Topography: Sloping (ease of construction)
- Features: Frontage, Fenced
- Amenities: With Electricity, With Water (ready for building)
- Zone: Residential
- Distance: 600m from Village, 6 km from Afeteli Beach, 32 km from Lefkada, 54.6 km from Airport
- Location: Close to Square, Church, Supermarket
- Suitable for: Residence, Holiday Home, Investment, Rental Rooms
- Advantage: Large frontage for easy configuration

A ready-to-build plot with a huge frontage and the possibility of constructing 205 sq.m., just 600m from the village and 6 km from the beach! Low price, high profit potential. Contact us today for more information and a visit!

#### NOTICE

The information and details included in this description are based on information from the owner.

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GreekEstate.eu, Contact Phone: ... , email: ...

Property Code: W360

NOTICE: To view the property, it is necessary to present an ID and your VAT number (according to Law 4072/11-4-2012 FEK 86 A).

All information is based on details provided by the client. The position on the map is the exact location of the property.

### Algemeen

Afgewerkte vierkante meter: 5085 m<sup>2</sup>

### Building details

Parking: Ja

### Lease terms

Date Available:

### Additionele informatie

Website URL: [http://www.arkadia.com/PBNR-T192/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T192/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 2079743



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