Excellent Plot of land for sale in Magoula, Attica

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 302,759.62

Locatie

Aanbevolen Auto Onderdelen:	Greece
Staat/Regio/Pronvincie:	Attica
Plaats:	Magoula
Postcode:	19600
Geplaatst:	13-07-2026

Omschrijving:

Excellent Plot of land for sale in Magoula, Attica Greece

Esales Property ID: es5554518

Property Location

Athinas and Konstantinou Rokka streets,

Magoula

Western Attica

19600

Greece

Property Details

A Sanctuary of Olive Groves and Urban Convenience: Prime Corner Plot in Magoula, Attica, Greece

In the serene and increasingly sought-after town of Magoula, nestled within the Attica region of Greece,

an exceptional plot of land presents a unique opportunity for discerning buyers. This 522 square meter corner plot, located in one of Magoula's most desirable neighborhoods, offers a harmonious blend of natural beauty, urban accessibility, and the promise of a tranquil Mediterranean lifestyle. Graced with ancient olive trees that yield premium extra virgin olive oil annually, this parcel of land is more than just a building site; it's a piece of living history, a testament to the enduring traditions of the Greek countryside.

A Symphony of Nature and Urban Living:

The land's most striking feature is undoubtedly the presence of venerable olive trees, their gnarled trunks and silvery leaves whispering tales of generations past. These trees are not merely ornamental; they are a source of high-quality extra virgin olive oil, a staple of Greek cuisine and a symbol of the region's agricultural heritage. This connection to the land, to the ancient practice of olive cultivation, offers a unique and authentic experience, allowing residents to savor the flavors of the Mediterranean directly from their own property.

Complementing the natural beauty of the olive grove is the plot's exceptional location, which seamlessly integrates suburban tranquility with urban convenience. Directly across from the land lies a children's playground, creating a safe and welcoming environment for families. This proximity to recreational space fosters a sense of community and provides a delightful space for children to play and socialize. Just a minute's walk away, a supermarket ensures that daily necessities are readily available, eliminating the need for lengthy commutes. Within a five-minute walk, residents can access a school, cafes, and a variety of shops, making errands and social gatherings effortless. This proximity to essential amenities enhances the quality of life, offering a perfect balance between peaceful living and urban accessibility.

The strategic location of the plot extends beyond the immediate neighborhood. An 11-minute drive leads to the captivating Elefsina beach and marina, offering a refreshing escape to the Aegean Sea. Here, residents can indulge in swimming, sunbathing, boating, and a variety of water sports, embracing the quintessential Greek coastal lifestyle. Furthermore, the plot rests at the foot of the picturesque mountains of Western Greece, providing a stunning backdrop and opportunities for hiking, exploring, and connecting with nature. This harmonious blend of coastal charm and mountainous grandeur creates a truly unique and desirable living environment, catering to diverse lifestyles and preferences.

A Canvas for Architectural Vision and Investment Potential:

The plot's generous dimensions and favorable building regulations provide ample scope for architectural creativity and development potential. With a building coefficient of 80%, coverage of 50%, and a maximum building height of 11 meters, the land offers the flexibility to design a spacious and elegant residence or a multi-unit dwelling. The corner location, with its substantial frontage of 27.23 meters and 20.60 meters along the road, enhances the property's visibility and accessibility, making it ideal for both residential and commercial development. The adjacent building, with a frontage of 21.86 meters, and the adjacent land, with a frontage of 22.23 meters, contribute to the plot's overall dimensions and shape, offering further design possibilities.

The opportunity to build a custom home in such a prime location is a rare find. Imagine designing a

residence that seamlessly integrates with the natural beauty of the olive trees, while incorporating modern amenities and architectural flair. The ample building allowance allows for the creation of a spacious dwelling, complete with gardens, terraces, and balconies that capture the breathtaking views of the surrounding mountains and the distant sea. The potential for a multi-unit dwelling also exists, offering an attractive investment opportunity in a thriving community. The corner location provides excellent visibility and access, making it suitable for a small business or a residential building with ground-floor commercial space.

Magoula: A Town of Growth and Opportunity:

Magoula, a town experiencing steady growth and development, offers a promising future for residents and investors alike. Its strategic location within the Attica region, coupled with its excellent transport links, makes it an attractive destination for those seeking a peaceful suburban lifestyle with easy access to Athens and other major cities. The town's proximity to the Athens Airport–Patras railway and the A6 motorway ensures convenient travel, making it an ideal location for commuters and travelers.

The town's growing population and expanding infrastructure reflect its increasing popularity as a residential area. The availability of essential amenities, such as schools, supermarkets, and recreational facilities, contributes to a comfortable and convenient lifestyle. The natural beauty of the surrounding landscape, including the olive groves and the nearby mountains, adds to Magoula's appeal, creating a tranquil and picturesque environment.

An Investment in Quality of Life and Future Prosperity:

This exceptional plot of land in Magoula offers more than just a piece of real estate; it provides an opportunity to invest in a lifestyle of unparalleled quality. The combination of natural beauty, urban convenience, and development potential makes this property a truly unique and desirable find. The ancient olive trees, the proximity to the sea and mountains, and the easy access to essential amenities create a harmonious and fulfilling living environment.

The plot's development potential, coupled with its prime location, makes it a sound investment for the future. The thriving community of Magoula, with its growing infrastructure and excellent transport links, ensures that the property will retain its value and appreciate over time. Whether you are seeking a peaceful retreat, a family-friendly environment, or a lucrative investment opportunity, this plot of land in Magoula offers the perfect canvas to realize your dreams.

Embracing the Greek Lifestyle: A Legacy for Generations:

Owning this plot of land in Magoula is more than just acquiring a piece of property; it's about embracing the Greek lifestyle, a way of life that celebrates nature, community, and the simple pleasures of life. The ancient olive trees, the sun-drenched landscape, and the warm hospitality of the local community create an atmosphere of timeless charm and enduring beauty.

Imagine waking up to the gentle rustling of olive leaves, enjoying a morning stroll to the nearby cafes, and spending evenings watching the sun set over the Aegean Sea. This is the life that awaits you in

Magoula, a life of tranquility, beauty, and cultural richness. This plot of land is a gateway to a life that is both deeply rooted in the past and vibrantly connected to the present, a legacy that can be passed down to future generations. The opportunity to create a home or investment in this truly special place is one that should not be missed.

About the Area

Magoula is a suburban town located in West Attica, Greece. It has undergone changes in administrative structure, and since the 2011 local government reform, it is now a municipal unit within the municipality of Elefsina. Geographically, Magoula is situated in a position that offers relatively easy access to both Athens and the surrounding areas, contributing to its suburban character.

Key features of Magoula include its accessibility. It is served by a station on the Athens Airport–Patras railway, which enhances connectivity. Additionally, the A6 motorway runs southeast of the town, providing efficient road transportation. These transport links are important factors in the town's development.

From demographic information, Magoula has seen population growth over the years, reflecting its ongoing development as a suburban area. This growth indicates that the town is a place where people are choosing to reside.

When considering travel to Magoula, the nearest major airport is Athens International Airport 'Eleftherios Venizelos' (ATH). This airport provides extensive domestic and international connections, making it the primary gateway for air travel to the region. Given Magoula's proximity to Athens, accessing this airport is relatively straightforward via road or the aforementioned railway.

Main Features

* 522 m2 of land for development
* Excellent location close to many amenities
* Stunning views.
* Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Greece fast online.

Algemeen

Afgewerkte vierkante meter:	522 m^2

Lease terms

Date Available:	

Additionele informatie

Website URL:	http://www.arkadia.com/UAJM-T2819/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 18703-es5554518