



## Excellent Stone Villa & Olive Farm For sale in Neapolis Lakonia Greece



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 469,395.24

### Location

Country: Greece  
State/Region/Province: Peloponnese  
ZIP code: 23053  
Posted: May 28, 2025

Description:  
Excellent Stone Villa & Olive Farm For sale in Neapolis Lakonia Greece

Esales Property ID: es5554627

Agios Konstantinos  
Neapolis  
Lakonia  
23053  
Greece

Dream of an Idyllic Life: An Exceptional Stone Villa & Productive Olive Grove in Neapolis, Lakonia, Greece

Do you envision a life immersed in the serene beauty of the Greek countryside, basking in perpetual sunshine, and cultivating your own olive trees? This extraordinary property in Neapolis, Lakonia, offers not just a home, but a complete lifestyle – a chance to live permanently in your own private sanctuary, complete with a thriving olive farm and breathtaking panoramic views. This unique offering isn't merely a house; it's an opportunity for self-sufficiency, tranquility, and a direct pathway to residency in one of Europe's most enchanting countries.



## A Self-Sufficient Oasis with Breathtaking Vistas

Perched on a sun-drenched hillside overlooking the azure waters that embrace the captivating islands of Kythira and Elafonisos, this remarkable property spans 4,000 square meters of land. It's thoughtfully designed across six distinct terraces, each contributing to the property's charm and functionality. The centerpiece of this agricultural haven is its impressive collection of 120 productive olive trees, promising abundant harvests of golden Greek olive oil each year. Imagine the satisfaction of harvesting your own olives, pressing them, and enjoying the purest olive oil, a true taste of the Mediterranean.

Beyond the olive grove, the dedication to sustainable living and self-sufficiency is evident in the meticulously cared-for garden situated on the terrace directly above and behind the house. Here, you'll find three raised beds, perfect for cultivating your own organic vegetables or vibrant flowers, adding a splash of color and fresh produce to your daily life. The property also boasts a delightful array of fruit trees, including two lemon trees, two pomegranate trees, one mulberry tree, and a fig tree, offering a seasonal bounty of fresh fruit. Adding to the tropical charm, a prolific passion fruit vine thrives, providing exotic flavors right at your doorstep. Access to the main residence is both practical and aesthetically pleasing, with a charming stone footpath leading from the convenient parking area directly to the house, setting the tone for the rustic elegance within.

## Modern Comfort Meets Eco-Conscious Living: An Off-Grid Marvel

The heart of this property is its meticulously designed, earth-sheltered, solar-powered, stone-faced house. This innovative construction ensures energy efficiency and blends seamlessly with the natural landscape, offering superior insulation and a stable indoor climate year-round. A defining feature of this villa is its complete independence from the main power grid. The property operates entirely off-grid, powered by a robust solar energy system. This sustainable setup, comprising efficient solar panels, advanced batteries, and a reliable inverter, provides ample electricity for all your modern conveniences. You can run a standard refrigerator, washing machine, lights, and numerous outlets without a single concern about electricity bills or power outages, offering true freedom and environmental responsibility.

Inside the main living quarters, comfort and flexibility are key. The upper level features two versatile rooms, which can be configured as two bedrooms or a bedroom and a dedicated office space, separated by a clever folding wall. This allows for adaptable living arrangements to suit your needs, whether for guests, family, or a quiet workspace. For cozy winter evenings, a charming two-sided fireplace with glass closures provides warmth and ambiance, a true focal point of the home. This primary heating source is supplemented by a gas heater for additional comfort when needed. Adding to the self-sufficiency aspect, the annual pruning of the olive trees provides a sustainable source of wood for the fireplace, completing the cycle of eco-friendly living.

## Income Potential and Outdoor Entertainment

Beyond the main villa, the property offers exciting possibilities for generating income. A separate studio apartment on the lower terrace is perfectly suited for short-term rentals. Neapolis and the surrounding Lakonia region are increasingly popular tourist destinations, attracting visitors drawn to the area's natural beauty, historical sites, and pristine beaches. This self-contained unit provides an excellent opportunity to



capitalize on the robust Greek tourism market, offering a steady stream of rental income to offset expenses or provide additional revenue.

The outdoor living spaces are equally impressive and designed for maximizing the Greek climate. Under an impressive stone overhang, a spacious patio awaits, complete with built-in seating, creating an inviting area for relaxation and socializing. This is the ideal spot for al fresco dining, enjoying sundowners, or simply unwinding while taking in the spectacular sea and island views. Complementing this outdoor haven is a convenient summer kitchen, featuring a countertop with a sink and running water. This setup is absolutely perfect for summer barbecues, making outdoor entertaining effortless and enjoyable, creating unforgettable memories under the Mediterranean sky.

## The Allure of Neapolis, Lakonia, and the Greek Golden Visa

This property is situated in the captivating region of Lakonia, known for its dramatic landscapes, ancient history, and authentic Greek charm. Neapolis, a vibrant coastal town, offers a relaxed atmosphere with a good selection of local shops, tavernas, and amenities. Its strategic location provides easy access to some of Greece's most beautiful destinations, including the enchanting island of Elafonisos with its famous turquoise waters and white sandy beaches, and the historic island of Kythira, known for its Venetian castles and picturesque villages. The broader Lakonia region boasts historical sites like Mystras, the fortified city of Monemvasia, and the stunning Mani Peninsula.

For non-EU citizens, this property offers an unparalleled benefit: an investment of €400,000 in this property makes the buyer eligible for the Greek Golden Visa program. This highly attractive initiative allows the owner to obtain permanent Greek residency visas for their entire family (including spouse, children under 21, and parents of both spouses) for as long as they retain ownership of the property. The Greek Golden Visa provides numerous advantages, including freedom of travel within the Schengen Area, access to Greece's healthcare and education systems, and the right to live and work in Greece (though this typically requires additional steps). It's a pathway not just to a beautiful home, but to a European future for you and your loved ones.

This outstanding stone villa and olive grove in Neapolis, Lakonia, represents a rare opportunity to acquire a slice of paradise in southern Greece. It's a perfectly balanced property offering sustainable living, modern comforts, income potential, and the significant advantage of the Greek Golden Visa. Imagine living your dream life, surrounded by nature, cultivating your own olives, and enjoying the warmth and beauty of the Mediterranean.

Ready to turn this dream into your reality?

## ABOUT THE AREA

Nestled at the southernmost tip of the Peloponnese peninsula in Greece, Neapolis, officially known as Neapoli Voion, is a captivating coastal town in the regional unit of Lakonia. This charming settlement exudes an authentic Greek island feel, despite being on the mainland, thanks to its picturesque harbor and vibrant seafront. Founded in 1837 on the site of the ancient Laconian city of Boeae, which dated back to the 10th or 9th century BCE, Neapolis seamlessly blends historical echoes with modern, relaxed living. Its



strategic location offers stunning views of the surrounding Aegean Sea and serves as a crucial gateway to the nearby enchanting islands of Kythira and Elafonisos, making it a beloved destination for both locals and discerning travelers.

The town of Neapolis itself is a delight to explore, characterized by its traditional architecture, narrow streets, and a lively pedestrian promenade lined with inviting cafes, tavernas, and bars. Visitors can stroll along the waterfront, enjoying the fresh sea breeze and watching the fishing boats come and go, or relax on the town's sandy, Blue Flag-awarded beach. For those interested in delving into the area's past, the Archaeological Museum of Neapolis Voion houses a significant collection of artifacts from the Malea Peninsula, offering insights into the region's ancient history and maritime heritage. The striking statue of the 'Vatikiotis Sailor' on the seafront is a testament to the town's deep-rooted nautical tradition.

Beyond the immediate charm of Neapolis, the surrounding Lakonia region is a treasure trove of natural beauty and historical significance. The short ferry ride from the nearby port of Pounta to Elafonisos island unveils one of Greece's most celebrated beaches, Simos Beach, famous for its mesmerizing turquoise waters and powdery white sands. To the east, the dramatic, rugged coastline of Cape Maleas, also known as Cavo Maleas, beckons adventurers with its untamed beauty, hiking trails, and ancient monasteries. Inland, the Kastania Cave, a geological marvel with spectacular stalactite and stalagmite formations, offers an awe-inspiring subterranean experience. Other nearby attractions include the Petrified Forest, with its ancient fossilized trees, and the captivating medieval castle town of Monemvasia, often referred to as the 'Gibraltar of the East.'

For travelers arr...

### **Common**

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	145 sq m
Lot Size:	4000 sq m

### **Lease terms**

Date Available:

### **Additional information**

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### **Contact information**

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