



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



### 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 220,357.12

### Location

Country:	Greece
State/Region/Province:	Crete
City:	Agios Nikolaos
ZIP code:	72100
Posted:	Jun 24, 2025

### Description:

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.

## **Common**

Finished sq. ft.: 4903 sq m

Lot Size: 4903 sq m

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [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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