



## Excellent Plot of land for sale in Agia Varvara Sisi Crete



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### Listing details

Property for: Sale  
Price: USD 105,506.81

#### Location

Country: Greece  
State/Region/Province: Crete  
Address: Agios Nikolaos Municipality  
ZIP code: 724 00  
Posted: Jul 08, 2025  
Description:  
Excellent Plot of land for sale in Agia Varvara Sisi Crete Greece

Esales Property ID: es5554675

#### Property Location

Ag. Varvara

720 54

Greece

#### Property Details

An Unrivaled Opportunity: Land for Sale in Agia Varvara, Sisi, Lasithi, Crete – Plot 3388 sq.m.



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Crete, the largest and most captivating of the Greek islands, stands as a beacon for those seeking a blend of rich history, vibrant culture, and unparalleled natural beauty. Within its diverse landscapes, the region of Lasithi, particularly around the charming coastal village of Sisi, offers an extraordinary opportunity for discerning individuals looking to build their bespoke dream. This 3,388 sq.m. plot in Agia Varvara, Vrachasi, priced at €90,000 (just €26.56/sq.m.), represents not merely a piece of land but an invitation to create a personalized haven with breathtaking panoramic sea views.

This detailed exposition will explore every facet of this exceptional offering, from its precise location and potential, to the intricacies of building regulations in Greece, the diverse types of buyers it might attract, and the burgeoning appeal of Crete for investment, particularly in the lucrative Airbnb market.

## The Jewel of the Aegean: Location and Local Charm

The plot is situated in Agia Varvara, a serene area near the picturesque fishing village of Sisi (also spelled Sissi), within the municipal unit of Vrachasi in the Lasithi Prefecture of Crete. This region is a testament to Crete's authentic charm, far enough from the bustling, overly commercialized tourist hubs, yet conveniently accessible to all necessary amenities and attractions.

**Sisi: A Picturesque Escape:** Sisi itself is renowned for its idyllic, natural harbour, often described as a tranquil oasis. Unlike many busier resorts, Sisi retains a laid-back, traditional Greek atmosphere. Its narrow bay is lined with charming tavernas serving fresh seafood, caught daily by local fishermen. The village offers a range of conveniences including mini-markets, pharmacies, car and bike rentals, and ATMs. The main attraction is the serene port, where colourful boats bob gently, creating a postcard-perfect scene.

**Agia Varvara: Tranquility with Views:** The Agia Varvara area specifically promises a peaceful surrounding, enhancing the appeal of this plot. Its elevation provides truly amazing panoramic sea views, a highly sought-after feature in any property. Imagine waking up to the Aegean shimmering under the sun, enjoying your morning coffee while watching the sunrise paint the sky, or unwinding in the evening with the dramatic hues of a Cretan sunset over the vast expanse of the sea. This sense of peaceful seclusion, combined with proximity to the coast, strikes an ideal balance for a permanent residence or a luxurious holiday home.

## Connectivity and Accessibility:

\* **Airports:** The nearest major airport is Heraklion International Airport 'Nikos Kazantzakis' (HER), located approximately 30-40 km west of Sisi. HER is Crete's primary and busiest airport, offering numerous direct flights to major European cities and beyond, especially during the tourist season. Sitia Airport (JSH) is further east, offering some domestic and limited international connections. A new international airport at Kasteli, south-east of Heraklion, is under construction and expected to further enhance connectivity.

\* **Road Network:** Sisi is well-connected by Crete's national highway (E90), making travel to other parts of the island, including Heraklion, Malia, and Agios Nikolaos, convenient.

\* **Proximity to Beaches:** Agia Varvara itself boasts a charming sandy beach, named after the nearby church. This organized beach offers umbrellas and sunbeds, and its tamarisk trees provide natural shade.



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Other beautiful beaches like Boufos Beach and Avlaki Beach are also within easy reach of Sisi.

## The Building Potential: Crafting Your Vision

The generous size of the plot, 3,388 sq.m., is a significant advantage, especially when considering Greek building regulations.

**Within Plan Classification:** The description explicitly states the plot is 'Within Plan.' This is a crucial detail in Greece. 'Within Plan' (Εντός Σχεδίου or Εντός Οικισμού) typically means the land is within a designated city or village planning zone. This classification generally offers more favorable building coefficients and less restrictive setbacks compared to 'Out of Plan' (Εκτός Σχεδίου) rural land.

**Maximum Build Area:** 240 sq.m.: The specified maximum build area of 240 sq.m. is a substantial allowance, particularly for a plot of this size within a planning zone. This allows for the construction of a spacious residence, potentially a multi-level villa, a sprawling single-story home, or even a main residence with a guesthouse, depending on architectural design and further detailed planning permissions.

This 3,388 sq.m. plot in Agia Varvara, Sisi, Lasithi, at an asking price of €90,000, represents a rare and compelling opportunity. It offers the ideal canvas for building a personalized dream home or a lucrative investment property in one of Greece's most desirable locations. The combination of its generous size, significant buildable area (240 sq.m.), strategic 'Within Plan' classification, and, most importantly, its astonishing panoramic sea views, sets it apart.

For lifestyle buyers, it promises a tranquil, high-quality life immersed in Cretan charm. For astute investors, it offers excellent value per square meter, strong potential for capital appreciation, and a prime position to capitalize on Crete's thriving tourism sector, especially the booming Airbnb market. With a clear understanding of Greek building regulations and the support of local professionals, this plot isn't just land; it's the foundation of a remarkable future in the heart of the Mediterranean. It beckons those ready to build their vision, overlooking the infinite blue of the Aegean.

## About the Area

### The Charm of Sisi and Agia Varvara: Location, Lifestyle, and Local Amenities

Sisi (often spelled Sissi) is a charming, unspoiled fishing village nestled on Crete's northern coast, renowned for its tranquil atmosphere, picturesque natural harbor, and traditional Cretan character. Unlike some of the island's more bustling resorts, Sisi offers a serene escape, making it a highly desirable location for those seeking peace and natural beauty.

The Agia Varvara area, where this plot is located, derives its name from a local church and benefits from its proximity to both the village's amenities and the sea. This particular plot offers a perfect balance of privacy within a peaceful setting, yet remains conveniently close to the village center and its coastal offerings.

### Local Amenities and Attractions in and around Sisi:



- \* **Beaches:** Sisi boasts several beautiful, smaller beaches. 'Limani' beach, situated within the harbor, offers calm, shallow waters ideal for families. 'Boufos Beach' is a larger, more open beach, while 'Potamos Beach,' a short drive towards Malia, is a well-organized Blue Flag beach with full facilities, including sunbeds, parasols, lifeguards, and tavernas. Agia Varvara beach itself is a sandy bay, often well-organized with umbrellas and sunbeds, and provides opportunities for swimming and sunbathing, and is noted for its clear waters and diverse marine life for snorkeling.
- \* **Dining and Cuisine:** Sisi is celebrated for its authentic Cretan culinary scene. Numerous tavernas and restaurants line the harbor and village streets, serving fresh seafood, traditional Greek dishes like moussaka, stuffed vine leaves, and local delicacies. The 'Olive Oil Festival' area in the mountains near Sisi is a testament to the region's rich agricultural heritage, offering opportunities to learn about and sample local produce like olive oil, honey, and raki.
- \* **Village Atmosphere:** The village retains its traditional charm with narrow streets, whitewashed houses, and a relaxed pace of life. Locals showcase fresh produce and fish, contributing to a vibrant, authentic community feel. A weekly market provides a chance to buy local goods.
- \* **Activities and Excursions:** Beyond beach relaxation, Sisi offers various activities. Boat trips from the harbor can explore nearby islands or coastal areas. Hiking and cycling routes wind through olive groves and scenic landscapes. Nearby historical sites include the Minoan Palace of Malia (one of Crete's largest ancient palaces) and the famed Palace of Knossos near Heraklion. For family fun, there are impressive water parks like Acqua Plus and Water City within reasonable driving distance.
- \* **Accessibility:** Sisi is well-connected by road and offers car, moped, and quad bike hire. It's approximately 40 km from Heraklion International Airport (Nikos Kazantzakis Airport – HER), making it easily accessible for international travelers. The location in the Lasithi Prefecture, while offering tranquility, also allows for convenient access to larger towns like Agios Nikolaos and the capital, Heraklion.

## Main Features

- \* 3388 m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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## Common

Lot Size: 3388 sq m

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.237.066



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