



Excellent Plot of land for sale in Raches Kyparissia Greece



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Listing details

Property for: Sale
 Price: EUR 140,000

Location

Country: Greece
 State/Region/Province: Peloponnese
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Description:
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Raches

Kyparissia

Messinia

Greece

Prime Investment Opportunity: Buildable Olive Grove with House Permit in Raches, Kyparissia, Greece

Discover an exceptional opportunity to own a piece of the serene Greek countryside with this magnificent buildable olive grove, ideally situated in a tranquil location just outside the charming village of Raches, within the municipality of Kyparissia. Spanning a generous 1.16 acres (approximately 4700 square meters), this expansive plot offers an unparalleled combination of breathtaking views, optimal orientation



for natural light, and the practical advantage of a valid building permit for a substantial 177 sq.m. (approximately 1,905 sq.ft.) house. This represents a rare find in a market where prime, buildable land with existing permits is highly sought after, especially given Greece's strict building regulations for plots outside urban plans, typically requiring a minimum of 4,000 sq.m. for residential construction.

The property has been meticulously prepared for immediate development, ensuring a smooth transition for the new owner. An access road has already been opened, providing convenient entry to the plot, a crucial feature for construction and future living. Furthermore, essential infrastructure for both water and electricity has been expertly installed on site. This significant pre-investment in utilities eliminates considerable upfront costs and complexities often associated with rural land purchases, allowing you to focus directly on bringing your dream home to fruition. With the building permit already in force for a 177 sq.m. residence, and a remaining building coefficient, there's even potential for further expansion (subject to re-evaluation of the specific permit details and local regulations for the exact additional buildable area, which can be around 186 sq.m. for the first 4,000 sq.m. and then decreasing ratios for additional land, or up to 258 sq.m. for plots 8,000 sq.m. and above with specific height and setback limits of typically 7.5m for two stories and 15m from plot borders in rural areas). This makes it perfect for a luxurious private residence, a boutique guesthouse, or a significant family estate in one of Greece's most beautiful regions.

Beyond its development potential, this olive grove is a testament to Greece's rich agricultural heritage and offers a tangible income stream. The land is home to a thriving collection of 94 mature olive trees. These trees are not merely ornamental; they are productive assets. In 2025, they yielded an impressive 860 kilos of high-quality olive oil. Given that a typical olive tree can produce between 5 to 10 litres of oil annually (with fluctuations based on age, size, irrigation, and climatic conditions), this indicates a healthy, well-maintained grove, capable of providing substantial annual returns from olive oil production. This offers a unique opportunity for agritourism, a sustainable lifestyle, or simply enjoying your own supply of premium extra virgin olive oil. The ongoing yield not only adds significant value but also offers a pathway to a self-sufficient and rewarding rural lifestyle.

The location in Raches, part of the wider Kyparissia area in Messinia, Peloponnese, is increasingly recognized as a hidden gem for both lifestyle and investment. This region boasts a captivating coastline with pristine beaches, traditional villages, and a slower pace of life, embodying the quintessential Greek experience. The views from the property are excellent, likely encompassing the rolling hills, the Ionian Sea, and the picturesque landscape of the Peloponnese, known for its natural beauty and historical significance. The area is experiencing notable growth in its property market, with Kyparissia, specifically, seeing remarkable year-on-year increases in house prices (up to 65% in the last year as of May 2025 according to recent market reports for the Peloponnese region). This upward trend underscores the strong investment potential of this land.

Accessibility to this tranquil paradise is convenient. The nearest major airport is Kalamata International Airport (KLX), which is typically under an hour's drive from Raches, Kyparissia. Kalamata Airport offers a growing number of direct flights to various European cities, particularly during the tourist season, making it easily accessible for international buyers and visitors. Furthermore, the larger Athens International Airport (ATH) is also an option, approximately a 3.5 to 4-hour drive away, providing broader international connectivity. The excellent road networks in the Peloponnese ensure comfortable



travel to and from the property, allowing residents to enjoy both seclusion and easy access to urban centers and other attractions.

Investing in Greek land offers a gateway to a desirable European lifestyle. Greece provides a favourable tax environment for property ownership, with relatively low annual property taxes (ENFIA) and a transfer tax of 3.09% on the property's value when purchasing. While a capital gains tax of 15% on profits applies if a property is sold within five years of acquisition, the long-term appreciation prospects in areas like Kyparissia are highly promising. For non-EU citizens considering the Golden Visa program, property investment is a key pathway to residency. As of early 2025, the minimum investment threshold for property in most areas, including Messinia, remains at €400,000, rising to €800,000 in prime areas like Athens, Thessaloniki, Mykonos, and Santorini. This makes this buildable land, combined with the cost of construction, a potentially attractive route for those seeking European residency alongside a valuable asset. The estimated cost for building a new home in Greece can range from €1,500 to €2,000+ per square meter for a turnkey project, depending on materials and finishes, meaning a 177 sq.m. house could range from €265,500 to €354,000 or more, plus the cost of the land itself.

This olive grove in Raches, Kyparissia, offers more than just land; it provides a canvas for a luxurious home, a profitable agricultural venture, or a serene retreat in a region of Greece poised for continued growth. With its existing building permit, installed utilities, productive olive trees, and strategic location with stunning views and excellent accessibility, it stands as a compelling opportunity for those looking to immerse themselves in the authentic Greek experience while securing a solid investment for the future.

About the Area

Raches is a picturesque village nestled in the heart of Messinia, a regional unit in the southwestern Peloponnese peninsula of Greece. Situated just a few kilometers northeast of the larger coastal town of Kyparissia, Raches embodies the tranquil charm of rural Greece. Its landscape is characterized by rolling hills blanketed with verdant olive groves, which are not just a scenic backdrop but also the lifeblood of the local economy. The village offers a quiet escape, providing stunning panoramic views that often stretch across the fertile plains down to the shimmering waters of the Ionian Sea. This blend of mountainous serenity and coastal proximity makes Raches an appealing destination for those seeking an authentic Greek experience away from the more crowded tourist hubs.

The area surrounding Raches is rich in both natural beauty and historical significance. Kyparissia, the nearest major town, boasts a charming old quarter crowned by a medieval castle, offering breathtaking sunsets over the Ionian Sea. Beyond the immediate vicinity, the wider Messinia region is renowned for its diverse attractions. Visitors can explore ancient archaeological sites, such as the important Mycenaean tombs at Peristeria, which are believed to be one of the earliest centers of Mycenaean civilization in the western Peloponnese. The region also features numerous pristine beaches along the Kyparissia Gulf, some of which are vital nesting grounds for the endangered loggerhead sea turtle. The blend of historical exploration and opportunities for relaxation by the sea draws a growing number of visitors.

Life in Raches largely revolves around agriculture, particularly olive oil production, which contributes significantly to the local economy and culture. The village offers a glimpse into traditional Greek life, with its close-knit community and local customs. Throughout the year, various local festivals and



celebrations bring the village to life, showcasing traditional music, dancing, and culinary delights. The region's commitment to preserving its authentic character means visitors can enjoy fresh, locally sourced produce and experience genuine Greek hospitality. This makes Raches an ideal base for agritourism or for those looking to immerse themselves in a slower, more sustainable way of life.

For travelers planning a visit to Raches, Kyparissia, the nearest airport is Kalamata International Airport (KLX). Located approximately an hour's drive southeast of Kyparissia, KLX serves as a regional hub with increasing direct flight connections to various European cities, particularly during the peak summer tourist season. While Kalamata offers good connectivity within Europe, for those traveling from further afield, Athens International Airport (ATH) provides a broader range of international flights from destinations worldwide. Athens Airport is approximately a 3.5 to 4-hour drive from Raches, offering a scenic journey through the Peloponnese. Both airports provide convenient access to this beautiful and increasingly popular part of Greece, allowing visitors to easily reach their tranquil retreat in Raches.

Main Features

- * 4700 m2 of land for development
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.
- * It is 50min/50km from the 4 golf courses of Costa Navarino

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

Common

Finished sq. ft.: 4700 sq m
Lot Size: 4700 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.371.910

