



## Excellent Plot of land for sale in Vitsa Zagori Greece



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 193,200.11

### Location

Country: Greece  
ZIP code: 440 07  
Posted: Oct 10, 2025  
Description:  
Excellent Plot of land for sale in Vitsa Zagori Greece

Esales Property ID: es5554151aa

Vitsa 440 07,

Zagori

Greece

Unveiling a Greek Tapestry: 515m2 of Development Land in the Idyllic Village of Vitsa

Nestled amidst the emerald embrace of Epirus in northwestern Greece, the traditional village of Vitsa beckons with a timeless charm. Now, a remarkable opportunity arises to become a part of its story, with the availability of 515m2 of prime development land. This is your chance to craft a project that seamlessly blends with Vitsa's rich heritage while offering a taste of something special. Vitsa is 3.5 hours from Thessaloniki, the 2nd largest city in Greece, and is located 1.5 hours from the port of Igoumenitsa which connects mainland Greece with Corfu, the Ionian Islands and Italy.



## Vitsa: Where History Whispers and Beauty Reigns Supreme

Vitsa, a village seemingly woven from the fabric of time, boasts a history stretching back to ancient times. Imagine the echoes of philosophers seeking wisdom at the nearby Oracle of Dodoni, the oldest in Greece. Envision the mythical Acheron River, believed to be the gateway to the underworld, flowing through the region. Byzantine and Ottoman influences mingle with the characteristic architecture of Epirus, evident in the famed bridges that dot the landscape.

## Beyond the Historical Enchantment: A Paradise for the Senses

Vitsa's allure extends far beyond its historical tapestry. The village sits amidst a breathtaking tapestry of nature. The Ionian Sea shimmers in the distance, a constant reminder of the region's untamed beauty. Lush forests and sparkling rivers snake their way through the landscape, offering opportunities for exploration and immersion. Picturesque lakes beckon with tranquility, while traditional, protected villages like Vitsa itself showcase a way of life untouched by time. And of course, no exploration of Greece is complete without indulging in its renowned cuisine. Vitsa promises a delightful symphony of flavors, with fresh, local ingredients forming the foundation of every dish.

## 35 Kilometers from Bustling Ioannina: A Perfect Blend of Seclusion and Accessibility

Vitsa's idyllic setting is further enhanced by its strategic location. While the village offers a haven of peace and seclusion, Ioannina, the largest city in the region, lies just 35 kilometers away. This proximity ensures easy access to all the conveniences a modern city provides, from shopping and dining to healthcare and cultural attractions. Imagine your development existing in perfect harmony – nestled in a traditional village yet close enough to cater to those seeking a contemporary touch.

## Unveiling the Potential of 515m<sup>2</sup>

The 515m<sup>2</sup> of development land available presents a canvas brimming with possibilities. Whether you envision a Villa or a boutique hotel that celebrates the local heritage, this land can be your instrument.

## A Haven for Travelers Seeking Authenticity

Perhaps you see a collection of charming guesthouses taking root on this land. Imagine each one echoing the traditional architecture of Vitsa, with warm stone exteriors, terracotta roofs, and flower-filled balconies. Guests would be welcomed into a haven of tranquility, where they can experience the true essence of Greek village life.

## A Boutique Escape Steeped in History

Alternatively, this prime location could be transformed into a boutique hotel that celebrates the rich tapestry of the region. Envision a haven that seamlessly blends modern amenities with traditional design elements. Guests would be transported back in time as they wander through the hotel, with carefully curated artifacts and design details whispering stories of the past.



## A Showcase for Local Craftsmanship

Greece is renowned for its exquisite craftsmanship, and this development land presents the perfect opportunity to celebrate that tradition. Imagine a cluster of artisan shops nestled on the property, each one showcasing the talents of local artisans. Visitors would be enthralled by the vibrant displays of pottery, handwoven textiles, and other locally-produced treasures.

## Beyond the Vision: Practical Considerations

As you envision your development, several factors will influence your plans. The proximity to Ioannina ensures easy access to essential services and supplies. Additionally, Greece has a well-established legal framework for property development, providing a clear path for your project.

## Seizing the Opportunity: Becoming a Part of Vitsa's Story

This phenomenal development land presents a rare opportunity to become a part of the captivating story of Vitsa. Whether you're a seasoned developer or embarking on your first project, this land offers the potential to create a haven that celebrates the region's rich heritage while offering a taste of something special. With its idyllic location, substantial size, and endless possibilities, this is an investment poised for success.

Don't miss out on this chance to be a part of Vitsa's vibrant future. Contact us today to learn more about this extraordinary development opportunity.

## About the Area

Tucked away in the emerald embrace of Epirus, northwestern Greece, lies the captivating village of Vitsa. This traditional haven boasts a rich history that whispers tales of ancient philosophers seeking wisdom at the nearby Oracle of Dodoni, the oldest in Greece. The mythical Acheron River, believed to be the gateway to the underworld, flows through the region, adding a touch of mystique to Vitsa's tapestry. Byzantine and Ottoman influences mingle with the characteristic architecture of Epirus, evident in the famed stone bridges that dot the landscape.

Beyond the historical allure, Vitsa offers a feast for the senses. Lush forests and sparkling rivers snake their way through the surroundings, inviting exploration and immersion. Picturesque lakes beckon with tranquility, while charming, protected villages like Vitsa itself showcase a way of life untouched by time. The Ionian Sea shimmers in the distance, a constant reminder of the region's untamed beauty. And to truly experience the essence of Greece, indulge in Vitsa's delightful cuisine, where fresh, local ingredients form the foundation of every dish.

Vitsa's idyllic setting is further enhanced by its strategic location. While the village offers a haven of peace and seclusion, Ioannina, the largest city in the region, lies just 35 kilometers away. This proximity ensures easy access to modern conveniences, from shopping and dining to healthcare and cultural attractions. Imagine stepping out of your traditional guesthouse in Vitsa and finding yourself in the heart



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of a bustling city within a short drive. This perfect blend of seclusion and accessibility makes Vitsa a truly unique destination.

## Main Features

- \* 515 m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.
- \* Local Activities rafting on the Acheronta River, horse riding, bird and wildlife watching, rowing on Lake Ioannina

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

## Common

Finished sq. ft.:	515 sq m
Lot Size:	515 sq m

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.684.458

