



## Villa 117 sq.m for sale



### Agent Info

|                |                                                         |
|----------------|---------------------------------------------------------|
| Name:          | RE/MAX Domi                                             |
| Company        | Karagiannis Ioannis and                                 |
| Name:          | Sia O.E.                                                |
| Country:       | Greece                                                  |
| Experience     | 2007                                                    |
| since:         |                                                         |
| Service Type:  | Selling a Property                                      |
| Specialties:   |                                                         |
| Property Type: | Apartments, Houses                                      |
| Phone:         | +30 (24210) 200-08                                      |
| Languages:     | English, Greek                                          |
| Website:       | <a href="https://remaxdomi.gr">https://remaxdomi.gr</a> |

### Listing details

|               |             |
|---------------|-------------|
| Property for: | Sale        |
| Price:        | EUR 850,000 |

### Location

|                                          |              |
|------------------------------------------|--------------|
| Country:                                 | Greece       |
| Posted:                                  | Mar 05, 2026 |
| Description:                             |              |
| Patitiri - Alonissos - Northern Sporades |              |
| Property Code:                           | 25315-12798  |

RE/MAX Domi - Ntinos Antonoulis  
Mobile: +30 6944 360 907  
Email: [ntinos.antonoulis@gmail.com](mailto:ntinos.antonoulis@gmail.com)

Real Estate Consultant

On the island of Alonissos, renowned for its exceptional natural beauty, a rare seafront property of 14,386.10 sq.m. (3,888.59 within the settlement - 10,497.51 outside) is offered exclusively for sale in one of the most privileged locations of the island, in Patitiri. The property combines strong investment potential with immediate residential usability.

The central feature of the estate is an existing residence of 117 sq.m., located within the buildable section of 3,888.59 sq.m. at the limits of the settlement. The house is developed on two levels. The ground floor includes a living room with fireplace, dining area, kitchen, bathroom and one bedroom. The first floor features another living room with fireplace, dining area, bathroom and two bedrooms.

Spacious outdoor areas, a BBQ area, and a beautiful terrace that can be transformed into an impressive



roof garden add comfort and lifestyle value. The residence can be used immediately as a primary or holiday home, while also serving as the base for a broader architectural development.

its location within the estate ensures privacy, direct contact with the natural landscape and proximity to the sea, creating an authentic island living environment.

The property also includes 10,497.51 sq.m. outside the settlement boundaries, a significant part of which can be utilized, offering flexibility for future development. in particular, 4,169.35 sq.m. may be used for agricultural purposes, which may positively support future development potential.

According to current planning regulations, the property allows the construction of residential buildings up to 800 sq.m., or the development of a hotel unit of approximately 1,700-1,800 sq.m., making it ideal both for high-end private use and investment.

its proximity to the port and the island's main infrastructure, combined with the protected environment of the National Marine Park of Alonissos Northern Sporades, further enhances the long-term value of the property.

This is a unique property that offers not only land with development potential but also an already habitable base within a rare seaside natural landscape.

Built: 1990

### Common

Bedrooms: 3  
Bathrooms: 2  
Finished sq. ft.: 117 sq m  
Floor Number: 23

### Utility details

Heating: Yes

### Building details

Number of Off Road Parking: 1

### Rental details

Furnished: No

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.256.888



# IMLIX

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