



Coastal Plot for villa with Build.License near Agios Nikolaos



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 173,320.98

Location

Country:	Greece
State/Region/Province:	Crete
City:	Agios Nikolaos
ZIP code:	72100
Posted:	Mar 13, 2026

Description:

Located in Agios Nikolaos.

This exceptional 1,980 sq.m. plot offers an opportunity to build a custom luxury residence on the scenic coastline between Agios Nikolaos and Istron. With a valid building license already in place, the path to homeownership is streamlined, bypassing the typical wait times for architectural approvals.

The project features a 200 sq.m. villa (on 2 upper levels, plus additional 100 sq.m. on the basement) designed to harmonize with the natural Cretan environment. The living spaces are oriented to capture the soft morning light from the east, creating an interior that feels both spacious and radiant. The layout is thoughtfully planned for long-term comfort, featuring a staircase connecting all floors and enough space for an elevator if needed.

The ground and first floors serve as the primary residence, while the 100 sq.m. basement provides essential infrastructure, including ample storage, a mechanical engine room, and the overflow tank for the swimming pool.

Outside, the southern section of the plot is designed for the ultimate Mediterranean lifestyle. A large swimming pool is framed by lounge areas and a garden in front of it. Given the area's characteristics, the entire architectural proposal is harmonious, simple and integrates into the natural environment of the area. Olive trees that existed on the plot will be preserved and new planting with fruit plants will be added.

Agios Nikolaos town is only 10 min drive from here. The international airport of Heraklion is 1 hour away.



Common

Finished sq. ft.: 1980 sq m
Lot Size: 1980 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MEAB-T8940/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: plvat50m

