Excellent Plot of land for sale in Kalamata Palaioxora, Avia, Messinia Greece

Agent Info

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Experience since:	2002
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Specialties:	
Property Type:	Apartments
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Listing details

Property for:	Sale
Price:	EUR 220,000

Location

Country:	Greece
State/Region/Province:	Peloponnese
Posted:	Oct 12, 2026

Description:

Excellent Plot of land for sale in Kalamata Palaioxora, Avia, Messinia Greece

Esales Property ID: es5555268

Palaioxora, Avias, Messinia

Greece

An outstanding opportunity has arisen to acquire a premium prime development plot in Palaiochora, Avias, within the coveted region of Messinia in the Peloponnese. Perfectly situated just a 1-minute walk from a tranquil private beach, this parcel of land presents an ideal foundation for constructing a high-end luxury villa, a boutique private residence, or a lucrative holiday rental property.

Prime Property & Development Details

This plot offers exceptional design flexibility and high utilization potential, making it a rare find along the Messinian coast:

* Total Lot Size: plot of land.
* Building Coefficient: , providing generous capacity for high-density residential development.
* Total Buildable Space: Allows for up to of total construction area.
* Proximity to the Sea: Positioned just a 1-minute walk to a private beach, delivering effortless access to the clear waters of the Messinian Gulf.

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With a total buildable capacity of , investors and private buyers have ample room to design a multi-story residence with a swimming pool, private gardens, and outdoor entertainment spaces.

Location & Local Highlights

Palaiochora, Avias is a serene coastal area in the West Mani municipality of Messinia, renowned for its crystal-clear sea, stunning natural scenery, and authentic Greek charm. Nestled beneath the dramatic backdrop of the Taygetos Mountains and adjacent to the vibrant city of Kalamata, the location balances quiet coastal privacy with quick access to modern urban amenities.

The surrounding region is celebrated for:

* Authentic Coastal Living: Quiet beaches, traditional waterfront tavernas, and picturesque olive groves characterize the immediate neighborhood.
* Proximity to Regional Attractions: Close to the charming fishing village of Kitries, scenic hiking trails, historic stone tower villages, and popular coastal spots.
* Convenient Accessibility: Located near the major regional hub of Kalamata, ensuring easy access to hospitals, fine dining, shopping, and marina facilities.

Airport Connections & Travel Times

Travel accessibility is a key asset for this location, ensuring smooth journeys for international owners and prospective holiday guests:

* Kalamata International Airport 'Captain Vassilis Constantakopoulos' (KLX): Conveniently located just a 25-minute drive from the property. The airport offers domestic flights year-round as well as direct seasonal international connections across Europe.
* Athens International Airport (ATH): Accessible via a modern highway network for comprehensive global flights, making the property an accessible Mediterranean destination.

Pricing & Investment Overview

* Asking Price: €220,000 (Negotiable)
* Development Potential: High-yield potential for luxury short-term rental conversion or premium private villa construction.
* Location Value: Strong capital appreciation prospective within the expanding Messinia luxury real estate market.

This prime plot combines beachfront convenience, high buildability, and strategic proximity to Kalamata International Airport, offering a prime investment in the Peloponnese.

About the Area

Palaiochora (Palaiohora) Avias is a tranquil coastal area nestled within the West Mani municipality in Messinia, southwestern Peloponnese. Positioned right along the shores of the Messinian Gulf, this peaceful hamlet sits just a short drive south of Kalamata, beneath the dramatic backdrop of the Taygetos Mountain range.

The coastline around Palaiochora is celebrated for its clear turquoise waters, mixture of pebble and sandy beaches, and quiet, uncrowded atmosphere. Visitors are drawn to its authentic coastal charm, featuring traditional seaside tavernas, local olive groves, and relaxing waterfront rentals that cater to travelers seeking a quiet getaway away from large-scale commercial tourism.

Beyond its immediate beach access, Palaiochora serves as an ideal base for exploring the broader regional attractions of Messinia and the Mani Peninsula. Nearby highlights include the picturesque coastal village of Kitries, the Santova beach area popular for watersports, scenic mountain hiking trails through surrounding gorges, and historic stone towers characteristic of traditional Mani architecture.

The nearest commercial airport to Palaiochora Avias is Kalamata International Airport 'Captain Vassilis Constantakopoulos' (KLX), located approximately 20 to 22 kilometers away. A drive from the airport takes roughly 25 to 30 minutes via the regional road through Kalamata, making the area easily accessible for domestic flights as well as seasonal international charter flights.

Main Features

* 500 m2 of land for development between both plots.
* Excellent location close to many amenities
* Stunning views.
* Huge Potential in the rental market if developed on.

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

Tenanted:	Yes

Common

Finished sq. ft.:	500 sq m
Lot Size:	500 sq m

Lease terms

Date Available:	

Contact information

IMLIX ID:	IX9.095.807