



## Excellent Plot of land for sale in Sifnos Island Cyclades



### Информация об агенте

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Specialties:	
Property Type:	Apartments
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Languages:	English
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 588,316.31

### Местоположение

Страна:	Греция
Адрес:	WPXV+8FQ Sifnos
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Sifnos Island

Cyclades

Greece

A Rare Opportunity for Exclusive Development: A Prime Plot on the Secluded South Coast of Sifnos

In the heart of the enchanting Cyclades, a jewel of an island known as Sifnos presents an unparalleled opportunity for the discerning investor or individual seeking a private sanctuary. This prime development plot, located on the secluded southern part of the island, offers a level of unparalleled privacy and exclusivity that is exceptionally rare in the highly sought-after Aegean market. With no other homes or residences in the immediate vicinity, this land provides a pristine canvas for a bespoke retreat, a place where the concept of solitude is not just a feature, but a way of life. It is a promise of a haven where one



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can truly escape the ordinary, surrounded only by the timeless beauty of the Greek landscape and the endless expanse of the Aegean Sea.

The land spans a magnificent 8,366 square meters, a vast and versatile space that offers limitless possibilities for development. This generous size is a key selling point, as it not only ensures total seclusion but also provides ample room for a comprehensive project, whether it be a sprawling single-family villa, a luxurious compound with guest quarters, or a unique architectural masterpiece. A natural and beautiful landscape, the plot is home to approximately 30 mature olive trees. These trees are a tangible connection to the island's rich agricultural heritage and provide a sense of authenticity and tranquility. They enhance the aesthetic appeal of the property and offer the potential for a self-sufficient lifestyle, from producing your own olive oil to simply enjoying the shade they provide. The combination of size, existing natural elements, and the promise of a truly private setting makes this parcel a treasure trove of potential.

The land's elevated position guarantees a spectacular and completely unobstructed view. From virtually any point on the property, you can enjoy a panoramic spectacle that is simply breathtaking. The picturesque village of Faros, with its traditional whitewashed houses and tranquil harbor, is perfectly framed in the distance. Beyond the village, the majestic silhouettes of the neighboring islands of Folegandros and Sikinos emerge from the sparkling Aegean, creating a backdrop that changes with every sunrise and sunset. This visual feast is a powerful reminder of the raw, unspoiled beauty of the Cycladic islands and is a feature that will be cherished for generations. The views are not just a luxury; they are a guarantee, as the surrounding undeveloped land ensures they will remain protected and pristine.

One of the most significant advantages of this plot is its substantial building permission. The land can accommodate a structure of up to 325 square meters, a generous allowance that provides immense creative freedom to design a home that perfectly suits your vision. A structure of this size is more than sufficient to create a luxurious main residence, along with additional guest quarters, a wellness area, or an artist's studio. This generous building footprint, in combination with the expansive plot size, allows for a comprehensive project that can include a swimming pool, extensive outdoor living spaces, landscaped gardens, and even a helipad, all while maintaining a sense of scale and privacy. The building permission is in line with the regulations for plots of this size outside of a designated town plan, and a qualified Greek architect can help you bring your dream project to life, from initial concept to final construction.

The financial proposition for this unique parcel is as attractive as its location. The asking price is a highly competitive €60 per square meter, resulting in a total price of €500,000. This pricing is a remarkable value, especially when considering the plot's size, its exclusive privacy, the breathtaking views, and the potential for significant development. The Greek real estate market, particularly in the Cyclades, is on a steady upward trajectory, and securing a large, undeveloped plot with a clear title is becoming increasingly difficult. This transparent and reasonable pricing model makes this a sound financial decision for both a lifestyle investment and a future-proof asset. The potential for capital appreciation, coupled with the ability to create a bespoke luxury property, presents a compelling case for a serious investor.

The land's legal status offers absolute clarity and peace of mind. It is instantly available and comes with a clear title, free from any debt, mortgages, or loans. This means the transaction can proceed with speed



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and certainty, eliminating the delays and complications often associated with more complex real estate deals. All necessary legal documentation, including the title deeds and topographical survey, is ready for immediate transfer to a buyer. While these official documents are currently in the Greek language, this is a standard procedure in Greece and can be easily managed with the assistance of a local lawyer or notary, ensuring a smooth and secure transition of ownership. The topographical survey further details the property's features, including its absolute distance from the sea, which is specified as 620 meters in a straight line. This proximity to the Aegean adds another layer of value, allowing for easy access to the coast without being exposed to the elements or losing the sense of elevated seclusion.

The location in the Municipality of Sifnos, within the Cyclades Prefecture, is a key part of the property's allure. Sifnos itself is a special place, known for its refined character, gourmet food scene, and traditional villages. It is an island that attracts a discerning clientele who appreciate authenticity and a more laid-back pace of life. Owning a piece of land on its untouched southern coast, with guaranteed privacy and magnificent views, is a rare privilege. It is an opportunity to escape the ordinary and build a legacy, a place where memories will be made and a personal paradise will be cultivated, all set against the breathtaking backdrop of the Aegean Sea. For those who seek the best of the Greek islands, this is an offer that should not be overlooked. The combination of a prime location, a vast plot size, a clear title, and significant development potential makes this a once-in-a-lifetime chance to create your own piece of Greek heaven.

#### About the Area

Sifnos is a captivating and elegant island in the Cyclades archipelago of Greece, offering a more serene and authentic experience compared to its bustling neighbors like Santorini and Mykonos. Known for its laid-back charm, the island strikes a perfect balance between traditional Cycladic architecture and modern-day amenities. It boasts a reputation as a culinary haven, thanks to its rich gastronomic heritage, and is often considered the birthplace of modern Greek cooking. Sifnos also attracts visitors with its pristine, golden-sand beaches, ideal for swimming and relaxation, as well as an extensive network of ancient hiking trails that crisscross the island, revealing stunning landscapes and hidden gems.

The island's villages are a major draw, each possessing its own unique character. Apollonia, the capital, is a picturesque village built amphitheatrically on three hills. Its labyrinthine streets are lined with whitewashed houses, charming boutiques, and vibrant cafes, creating a lively but relaxed atmosphere. Just a short walk away is Artemonas, known for its elegant neoclassical mansions and beautiful gardens. On the eastern coast, the ancient village of Kastro stands as an open-air museum, with its medieval fortified walls, Venetian coats of arms, and narrow, winding alleyways leading to breathtaking views of the Aegean Sea. These villages perfectly encapsulate the island's timeless beauty and tranquil pace of life.

Sifnos also stands out for its deep-rooted artistic tradition, particularly in pottery. The island's rich clay deposits have made it a center for ceramics for centuries, and visitors can still find numerous workshops in villages like Kamares and Vathi, where potters continue to practice their craft using traditional methods. The spiritual heritage of Sifnos is also remarkable, with over 360 churches dotting the landscape, from small, cliffside chapels like the iconic Church of the Seven Martyrs to larger monasteries. These religious sites, often built in stunning locations, are not only places of worship but also offer some of the most spectacular photographic opportunities on the island.



## Getting to Sifnos and Nearest Airports

Sifnos does not have its own airport, which helps preserve its peaceful and authentic character. To reach the island, visitors must travel by ferry. The journey is part of the experience, offering stunning views of the Aegean. The most common and convenient way to get to Sifnos is to fly into Athens International Airport (ATH). From Athens, you can take a ferry from the main port of Piraeus directly to Sifnos. The ferry trip takes between 2.5 and 5 hours, depending on the type of vessel. Other nearby airports that can serve as a starting point for a ferry trip include those on the islands of Milos and Santorini, which have frequent ferry connections to Sifnos. While Milos has a small domestic airport, Santorini's international airport handles a high volume of European flights, making both viable options for an island-hopping adventure.

## Main Features

- \* 8366 m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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### **Общие**

Готовые кв.м.:	8366 кв м
Площадь участка:	8366 кв м

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.496.613

