



2 Excellent Plots of land for sale in Apeiranthos Naxos Cyclades Greece



Информация об агенте

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Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English
Веб-сайт:	https://esalesinternational.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 335,092.12

Местоположение

Страна:	Греция
Почтовый индекс:	85032
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Описание:

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Esales Property ID: es5555241

Apeiranthos
Naxos
Cyclades
85032

Prime Building Plots for Sale in Apeiranthos, Naxos (Cyclades)

An exceptional development opportunity to acquire one or both of two building plots situated within the village settlement boundaries of Apeiranthos, Naxos. Renowned for its marble-paved alleys, Venetian towers, and authentic mountain culture, Apeiranthos offers a peaceful Cycladic lifestyle away from heavily crowded resort areas while remaining well-connected to the island's coastlines.

The total land area comprises 600 square meters, with a preliminary structure in place to create two distinct building plots of approximately 150 square meters each. Positioned within the settlement zone,



the land benefits from higher building coefficients, allowing for straightforward planning and generous residential allowances compared to out-of-plan agricultural land.

Purchase Options and Pricing

Option 1: Building Plot 1 — €149,000

- * Plot Size: Approximately 300 square meters
- * Building Allowance: Up to -150 square meters of residential living space
- * Outdoor Space: Generous private allocation for off-street parking, outdoor dining terraces, and landscaped gardens.

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Option 2: Building Plot 2 — €149,000

- * Plot Size: Approximately 300 square meters
- * Building Allowance: Up to -150 square meters of residential living space
- * Outdoor Space: Ideal footprint for a private villa with stone patios, gardens, and external living areas.

Option 3: Combined Purchase (Both Plots) — €298,000 Acquiring the complete 600 square meter holding provides maximum flexibility for an investor, developer, or family looking to build two independent luxury villas or a multi-unit boutique rental property.

Key Property Highlights

- * Location: Apeiranthos, Naxos, Cyclades, Greece
- * Settlement Status: Located within the village boundaries, offering simplified urban planning conditions and elevated build-up factors.
- * Views and Surroundings: Elevated position providing open mountain and valley views.
- * Utilities and Access: Direct road access with electricity and municipal water connections located nearby.
- * Development Versatility: Ideal for a private second home, a primary residence, or high-yielding holiday rental villas.

Location and Strategic Distances

- * Moutsouna Beach (East Coast): Approximately 30 minutes by car
- * Naxos Town (Chora) and Ferry Port: Approximately 40 minutes by car
- * Naxos Island National Airport (JNX): Approximately 45 minutes by car

Investment Potential

- * Boutique Villa Development: Build two independent luxury homes targeting the growing market for authentic, eco-conscious island retreats.



- * Residence Plus Income: Construct a main home on one plot while developing a high-yield holiday rental on the adjacent plot.
- * Value Retention: In-settlement building plots in historic, protected villages like Apeiranthos are strictly limited, ensuring long-term capital preservation.

Please note that exact plot subdivision, final floor-area ratio, and building permit conditions are subject to confirmation by a qualified civil engineer and the regional planning authority in Naxos.

About the Area

Apeiranthos is a mountain village nestled on the slopes of Mount Fanari on the island of Naxos, the largest of the Cyclades islands in Greece. Often referred to as the 'Marble Village,' Apeiranthos is famed for its architecture, where paved alleyways, stone archways, and traditional multi-story houses are built almost entirely from local marble. The village preserves a distinct cultural identity, complete with its own unique local dialect, traditional crafts, and vibrant folk music traditions that set it apart from coastal resort towns.

Perched roughly 600 meters above sea level, Apeiranthos offers scenic views over the island's mountainous interior and rolling valleys. Visitors can explore narrow pedestrian streets, relax in shadow-draped plazas (platies) lined with traditional cafes, and visit several specialized cultural stops, including an archaeological museum, a geological museum, a folklore museum, and a museum of natural history.

The village's culinary offerings highlight authentic Naxian gastronomy, centered around locally produced cheeses like Arseniko, cured meats, mountain herbs, and traditional spoon sweets. Beyond its central squares, the surrounding area features scenic hiking trails that connect Apeiranthos to neighboring mountain settlements such as Filoti and Chalki, making it a popular destination for hikers and culture enthusiasts alike.

The nearest airport serving the village is Naxos Island National Airport (JNX), located approximately 26 kilometers (16 miles) to the west near the island's capital, Chora. The scenic drive from the airport up into the mountains to Apeiranthos typically takes around 40 to 45 minutes by car, rental vehicle, or local bus.

Main Features

- * 600 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.

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Общие

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