



## Seaview plot with build. license in village near Agios Nikolaos



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 176,849.05

### Konum

Ülke:	Greece
Eyalet/Bölge/ Şehir:	Crete
Şehir/İlçe:	Agios Nikolaos
Posta kodu:	72100
Yayınlandı:	04.12.2025

### Açıklama:

Located in Agios Nikolaos.

Building plot of 830 m2, nicely positioned right at the eastern border of the quiet and peaceful traditional village of Kroustas, south-west of Agios Nikolaos, Crete.

From its elevated position approx. 500 meters above sea level, the plot enjoys views of the surrounding countryside, the sea and the mountains.

The sale includes a newly issued building license for a modern 4-bedroom villa of 202 m2 (ground floor only), with a swimming pool of 35 m2.

The license is valid for 4 years, with the possibility to have it renewed for another 4 years at a small fee.

The plot has direct asphalt road access and all services (electricity, water supply, telephone and internet) are present.

There is another plot (565 m2) right behind this plot for sale which also has a building license for a 4-bedroom residence with pool (see PLKROU19).

Only about a 8-minute walk to the center of the village of Kroustas where several taverns, cafes and a small shop for basic needs can be found.

The larger village of Kritsa which offers more amenities is about a 7-minute drive from the plot.



# IMLIX

**IMLIX Gayrimenkul Pazarı**  
<https://www.imlix.com/tr/>

About a 17-minute drive from the nearest sandy beaches and from the town of Agios Nikolaos that offers all amenities of a modern tourist town.

The international airport of Heraklion is about an hour's drive away.

Agios Nikolaos is the capital of the county Lasithi and is located at the Mirabello Bay, north-east Crete, only 40 mins away from the international airport of Heraklion.

Geographically the town is well protected from strong winds allowing sea sports and swimming nearly all year round.

Although Agios Nikolaos has a population of less than 20,000 it has several banks, supermarkets, shops of every kind, doctors, a modern hospital of high standard, public swimming pool and tennis courts, yacht marina, harbour, cinema, theatre, gyms, a 9-hole golf course, schools ranging from nurseries to 6-level high school and generally all the amenities you would expect to find in a modern European town.

The microclimate is one of the best in Greece and the moderate temperatures rarely exceed 30c in summer or fall below 15c in wintertime. This wonderful dry climate together with the natural beauty of the area has attracted most of the high class hotels of Greece to operate here.

## Genel Bilgiler

Bitmiş metrekare: 830 m2  
Arazi Büyüklüğü: 830 m2

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/MEAB-T8822/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MEAB-T8822/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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