

Property ID P4942

Lakonian Mani: Historic tower with potential for renovation, featuring a restored House .



23062 Anatoliki Mani



Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	23062
City	Anatoliki Mani
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 167 m ²
Usable area	approx. 10,30 m ²
Number of rooms	5
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 388 m ²
Purchase price	390.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	1869
Condition	Partially refurbished
Number of floors	3
Elevator	No lift
Parking spaces	1 Private parking space
Terrace	Yes
Beach	5
Town	50
Airport	50 km
Available from (text)	immediately

Location

This unique property is located in the historic region of Mani, within the traditional settlement of Kallonioi, situated in the upper part of the village of Koita.

This opportunity is aimed at buyers or investors seeking more than just a conventional property: an authentic architectural experience in Mani with a historical backdrop, a legally documented foundation, a clear architectural vision, eligibility for the Greek Golden Visa program, and significant potential for added value following restoration.

https://www.tripadvisor.de/Tourism-g2578672-Koita_Laonia_Region_Peloponnese-Vacations.html



Property description

We would like to present a unique investment opportunity in Greece.

This exceptional property (house and tower) is an authentic natural-stone residence located in one of the traditional villages of Mani, offering the additional opportunity to restore and renovate a historic Mani tower. The property combines authentic local architecture, historical identity, and great investment potential, offering the future owner the opportunity to create a distinctive residence with a strong regional character, high aesthetic value, and clear potential for future appreciation.

Of particular significance is the fact that the tower was built in 1846 and was designated a protected monument by a 1996 resolution of the Greek Ministry of Culture a distinction that lends the property significant institutional, architectural, and cultural value. This designation further underscores the property's uniqueness and distinguishes it from a conventional residential complex or a typical tourism-related property.

The property is situated on a lot measuring 388.01 m² and comprises an existing natural-stone house on the ground floor with 62.58 m², a storage building of 10.30 m², a covered area of 4.30 m², an open traditional cistern, and a historic Mani tower with a ground floor area of 105 m².

The tower is currently roofless and consists of three levels/stories, which significantly increases its functional, architectural, and investment potential. The tower requires renovation only on the interior. An experienced team of architects is available to assist you with this.

Equipment/Features

- Ocean view
- Interior staircase
- 80 cm thick natural stone in the exterior walls
- Mountain view
- Paved driveway
- Bright
- Wooden floors
- Traditional stone
- Storage area approx. 10.30 m²
- Terrace approx. 30 m²
- Fountain.

Tower (needs interior renovation):

- Total area: 106.32 m²

Ground floor: Bedroom, bathroom, interior staircase

1st floor: Kitchen, living room, dining area

Second floor: Bedroom, bathroom.



House, living area approx. 62.50 m².

Living room (built-in kitchen, dining/living area, fireplace), bedroom, bathroom.
+ Terrace.

Other data

Mani towers are among the best-known and most emblematic elements of the region's architectural and historical identity. Built primarily of stone, with a strong defensive and symbolic character, they are closely linked to Mani's social structure, autonomy, and family history. The restoration of such a tower is not merely a construction project, but an act of preserving and highlighting an authentic part of Mani's cultural heritage.

A renowned firm has already prepared an architectural restoration and development proposal for the property, with the aim of highlighting its historical character and transforming it into a high-end private residence or a distinctive boutique hospitality concept.

Furthermore, the property includes elements related to potential tourism use by the Greek National Tourism Organization (EOT), which further strengthens its tourism and investment potential. In practical terms, this refers to the lawful use of the property for tourism, subject to applicable requirements, making it suitable not only as a private residence but also as an authentic and highly aesthetic lodging concept in Mani.

We are available to provide further information as well as additional technical or legal documents should you be interested.



Your contact person

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