

Property ID P5078

2 große Grundstücke mit Baugenehmigung & kompletter Ausführungsplanung! Meer-/Seeblick in Loutraki!



20300 Loutraki-Perachora, LEC LOU 1+2 LEC LOU 1 + 2



Unser Angebot

Type of property	Plot
Kind of property	Residential
Postcode	20300
City	Loutraki-Perachora
Country	Greece
Additional geographical information	Peloponnes
Plot size	approx. 13.201 m ²
Purchase price	360.000,00 €
External commission	4,17 % vom Kaufpreis inkl. MwSt.
Beach	0,95
Town	14
Airport	125 km

Location

The area offers many gastronomic delights, with seaside restaurants serving fresh fish daily. Nearby is the Cape Heraion, where one can visit the lighthouse, enjoy the open sea, and swim at the beach of the ancient buildings.

The architectural studies of the houses, which can be adapted according to the buyer's personal requirements, are accompanied by complete structural and electromechanical studies, ensuring the quality and safety of the constructions.

Property description

In an idyllic location with breathtaking views of the sea and Lake Vouliagmeni, a plot of land with a total area of 13.201.04 m² is for sale, complete with building permits valid through May 27, 2026.

The property is connected to the main road via a dirt road approximately 50 meters long, which ends at the private access road to the property.

Utility connections such as electricity, water, and telephone lines are available nearby.

The property is approved for the construction of two two-story houses with a total floor area of 418 m², featuring a modern design and large windows facing south and west, offering unobstructed ocean views.

Each house will feature a private pool, pergolas, verandas, gardens, and parking spaces.

The buildings are designed in a simple, contemporary style and are characterized by clean lines that blend harmoniously into the natural surroundings.

The ground floor of each home will include a spacious reception area with high ceilings, a kitchen, and an entryway on the east side, as well as a small restroom with space for a closet.

The first floor, at an elevation of +2.05, houses the bedrooms and bathrooms. Each home has three bedrooms and two bathrooms; the hallway runs along the north side, and access to the reception area is via an interior staircase with wooden steps.

The courtyard of the houses, located on the southwest side, will feature a swimming pool with a water surface area of 50 m² and offers an excellent opportunity for relaxation and entertainment with a view of the lagoon, surrounded by pine forests and a valley filled with olive trees.

The size of the entire property ensures privacy for the homes due to their distance from other buildings and provides ample space for the construction of tennis courts, basketball courts, or simply beautiful outdoor areas.

Equipment/Features

The houses will be just three minutes away from the sandy beach, while the surrounding hills are dotted with individual holiday homes and agricultural accommodations, ensuring peace and privacy.

Other data

The land could also be used differently and developed in an alternative way for example, by building and living in just one villa and using the second lot for commercial purposes, such as constructing smaller homes to rent or sell.

The building permit that was obtained is valid until the end of 2027. You can apply for planning changes of any kind. With the current plans, the lengthy and very costly administrative process has been completed (archaeology, forestry authorities, land registry, building department, and architect) so construction could begin immediately, so to speak.



Your contact person

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