

PLOT WITH SEA AND MOUNTAIN VIEWS PARTLY WITHIN THE VILLAGE BOUNDARIES OF KEFALAS



**REF:
CDB-007**



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**PRICE:
€107,000**

HOUSE SIZE: 400m²

LAND SIZE: 1,238,81m²

Wonderful plot for sale, partly within the village boundaries of Kefalas, enjoying incredible sea and mountain views towards the East!

The plot covers a total area of 1,238m² of which 404m² are located within the village boundaries and 834m² is located outside the village boundaries. Due to the fact that a part of it is within the village boundaries, it gets a higher building allowance, allowing up to 400m² of construction.

Access is easy via a dirt track of just about 25m which comes off an asphalted village road. Water and electricity can be found on site.

Flat and easy to build on, the land is entirely planted with olive trees, providing the owner with high quality olive oil!

The amazing views spread towards the East to the Aegean Sea and the mountains of Chania, Rethymno and Heraklion. On a clear day, the visibility reaches until Heraklion city! To the West of the plot is the view of the village.

THE AREA

The plot is located within easy walking distance from the village square of Kefalas where there are a couple of mini markets, restaurants and cafes. The village itself is known for its location and traditional buildings within the narrow alleys!

For further amenities, the village of Vamos is just a short drive away and offers super market, gas stations, cafes, restaurants, post office, medical centre, butcher, bakery and many more.

The closest beach options are either Almyrida or Georgoupolis beach resorts, both with sandy beaches and numerous facilities during the summer season!

FEATURES

- Flat and easy to build on
- Easy water and electricity connection
- Planted with olive trees
- Walking distance to village square/daily amenities
- Unobstructed sea & mountain views
- Easy access