

SPACIOUS LAND OF SALE IN THE HILLS ABOVE KISSAMOS IN POLYRINNIA VILLAGE



REF:
YHOC-199



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PRICE:
€69,000

BUILDS: 202m²

LAND SIZE: 4,918m²

Spacious land for sale, surrounded by rows of olive trees and located just outside the village boundaries of Polyrinnia village, in the hills above Kissamos!

With a terraced slope securing the views, this West facing land enjoys magnificent unobstructed views of the surrounding hills, the distant sea and the amazing sunsets, as well as views of the traditional village of Polyrinnia!

With an area of 4,918m², there is 202m² of building allowance on the land, enough for a spacious villa or for two smaller villas. There is also plenty of room to build a pool if wanted. A future construction will need to leave 15m from all land boundaries and can reach as high as 7,5m if laid out on two floors.

The current owners of the plot have all paperwork and permissions in place, including forestry clearance and have previously gained clearance from archeology, since Polyrinnia is considered an area rich in archeological findings.

Building terms certificate has already been obtained for the plot by the current owners. So a buyer would need to draw up the floor plans and submit for a building permit. As the building terms certificate is already in place, the building permit can be issued much faster – in approximately 6 months after submitting the plans.

At an altitude of 260m, the land is just 500m from the heart of the village and a 15 minute drive to the lively town of Kissamos where all types of amenities can be found all year round as well as the lovely sandy beaches!

Nestled in the most exquisite natural surroundings, the land offers peace and tranquility while overlooking a sea of olive trees.

DISTANCES

- From mini market: 6,2km / 14 min drive
- From tavern: 1,1km / 3 min drive
- From beach: 6,5km / 14 min drive
- From nearest town: 5,9km / 13 min drive
- From Chania: 44km / 49 min drive
- From the airport: 62km / 1h drive