

# Project Brochure



## Plot **Kastro**

# Project Overview

Discover your dream investment opportunity with this prime plot, offering stunning sea views and unbeatable accessibility.

The plot is offering stunning views of Telendos Island with direct access to the sea, nearby cliffs, surrounding climbing sectors and it has an existing building allowance of approximately 152 square meters across multiple levels.

The area is peaceful, with easy access to hiking and climbing trails, while still being a short drive (5-10 minutes) from Pothia (main town).



# Values And Vision

Since the property has been utilized for commercial use, its land has already divided in stepped levels with a system of retaining walls, surrounding the existing structure which it makes it comfortably accessible till its lowest level near the sea shore and converting them into green areas may require minor improvements.

The plot has road access directly from the municipal road, with the opportunity to have an easily accessible car park, due to the flat terrain condition.



Its zoning is allowed to be developed for residential or mixed-use use, allowing for villa construction, small guesthouses, or eco-friendly developments.

Because of its proximity to climbing sectors, it makes it perfect for climbers who want to live near the crags or invest in climbing-related tourism (e.g., guesthouses, yoga/climbing retreats).

# Features

With its generous outdoor terraces, it can be easily converted with beautiful gardens, pools, relaxation areas and different purpose spaces for hosting events.

Ideal for investors which are seeking in a property that can also be transformed into an exceptional private villa with direct access to the sea, with a peaceful setting because its locations is away from crowded tourist areas.

District:

**Kastelli**

Area:

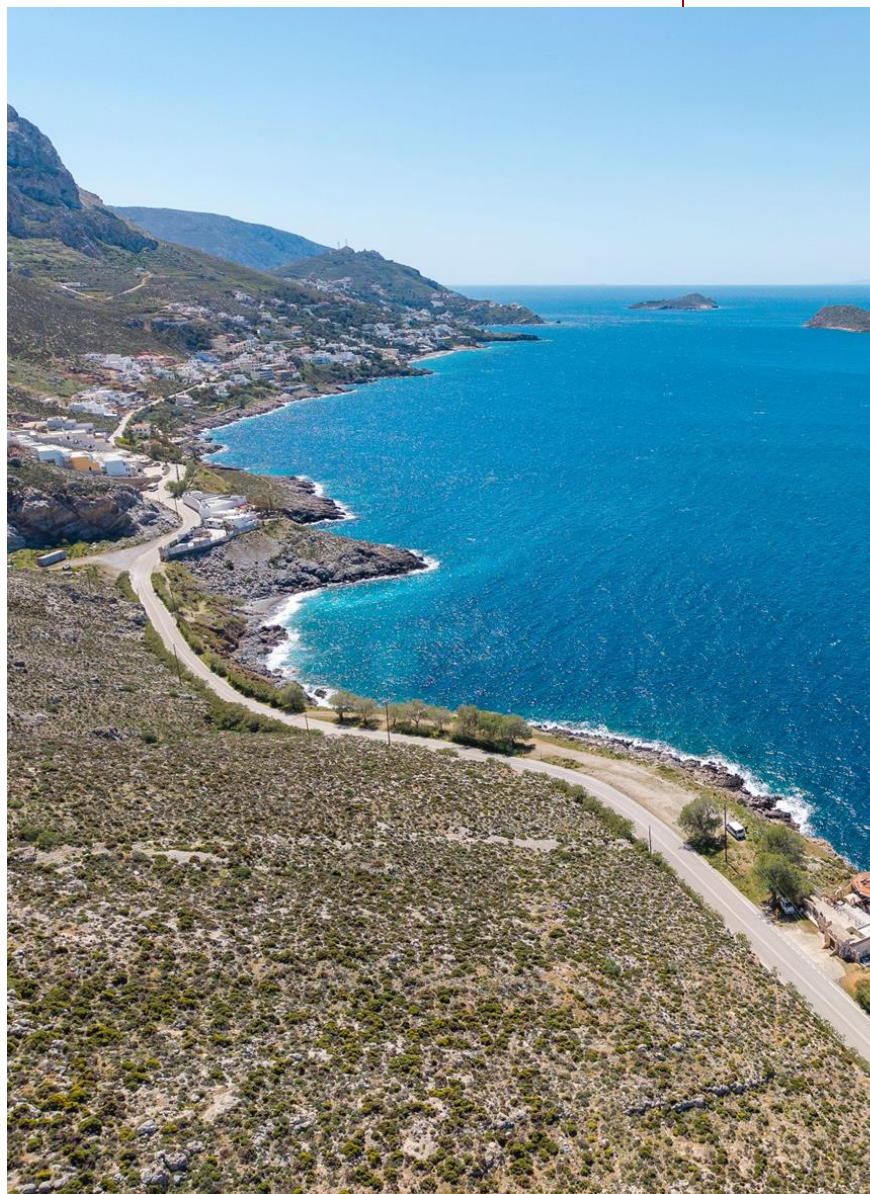
**2.900,68 m<sup>2</sup>**

Main-Use:

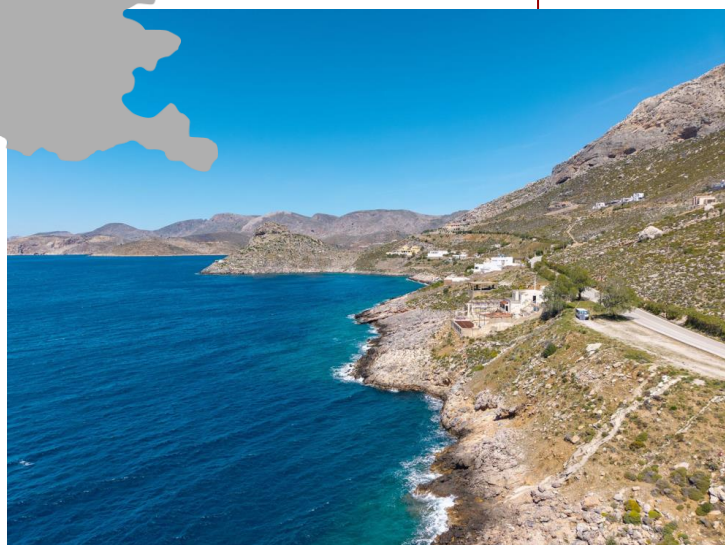
**Residential/Commercial**

Building Allowance:

**152,00 m<sup>2</sup>**



# Map Location





# Let's Talk

For more information about the project, availability, or to arrange a meeting, please use the details below. A member of our team will be happy to assist you.

## Contact

### Main Office

Kalymnos, Pothia 85200

### Mail

[info.ininvestments@gmail.com](mailto:info.ininvestments@gmail.com)

### Phone Number

+30 6940755776

