

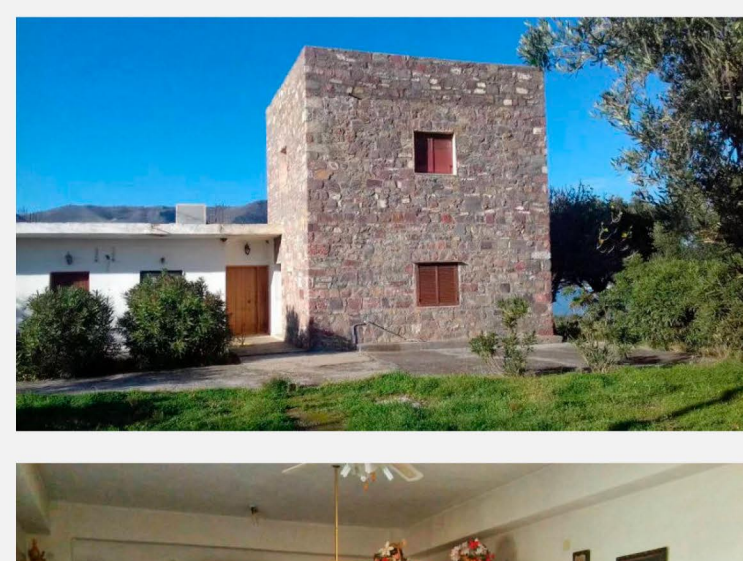
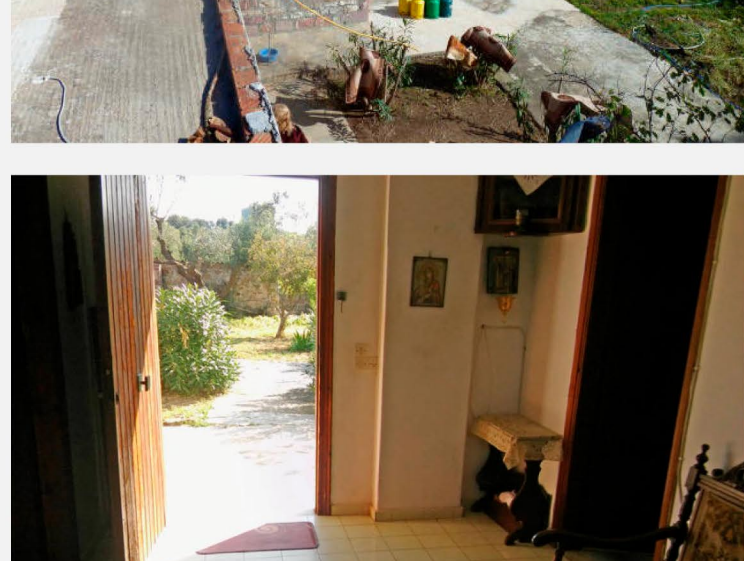
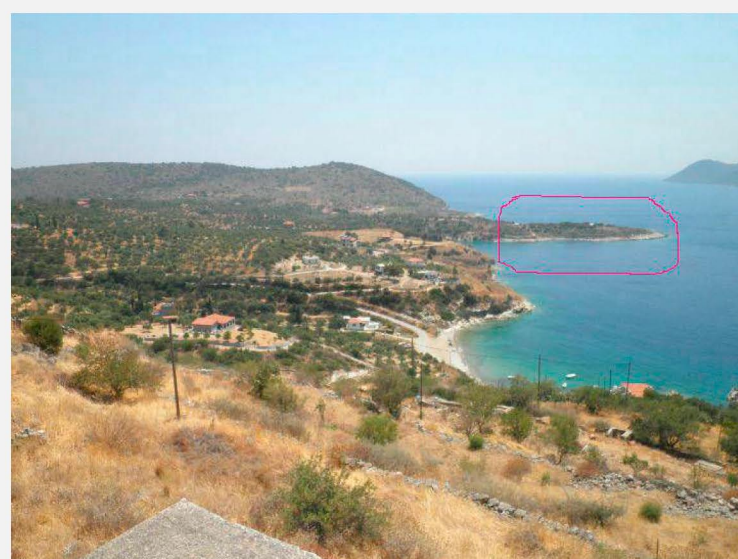
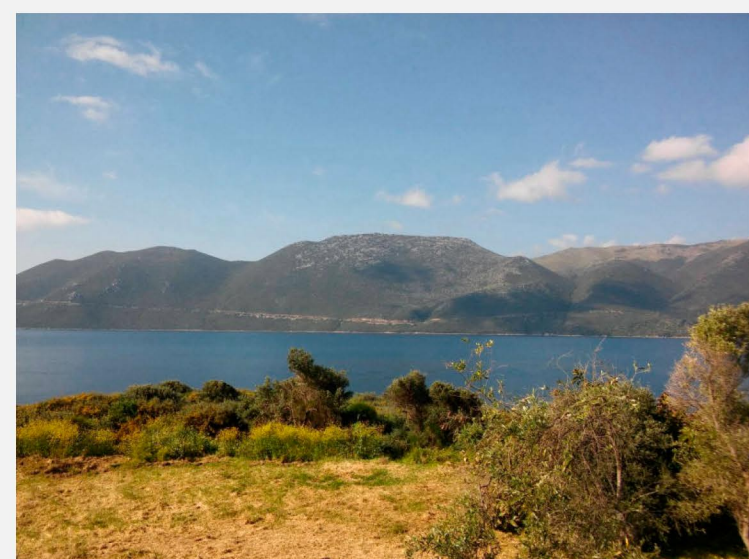
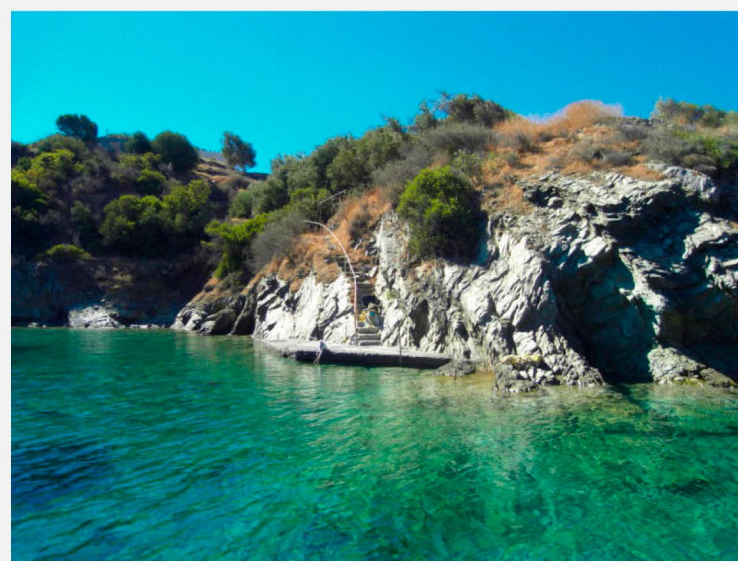
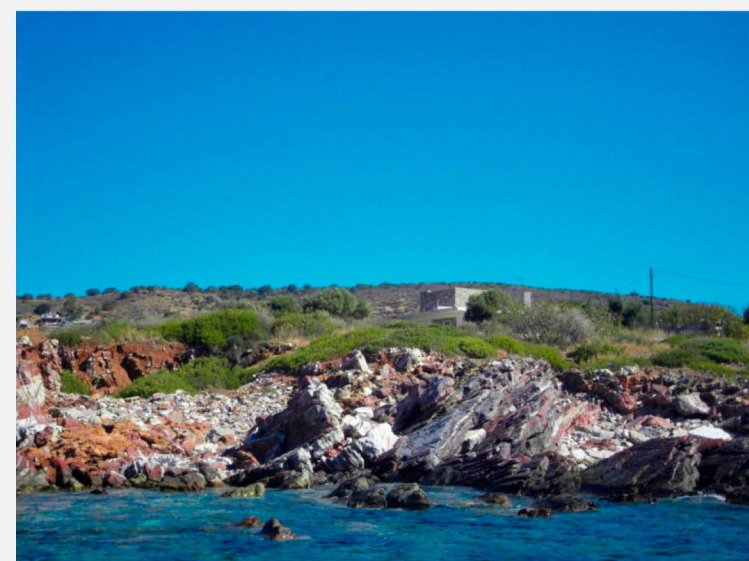
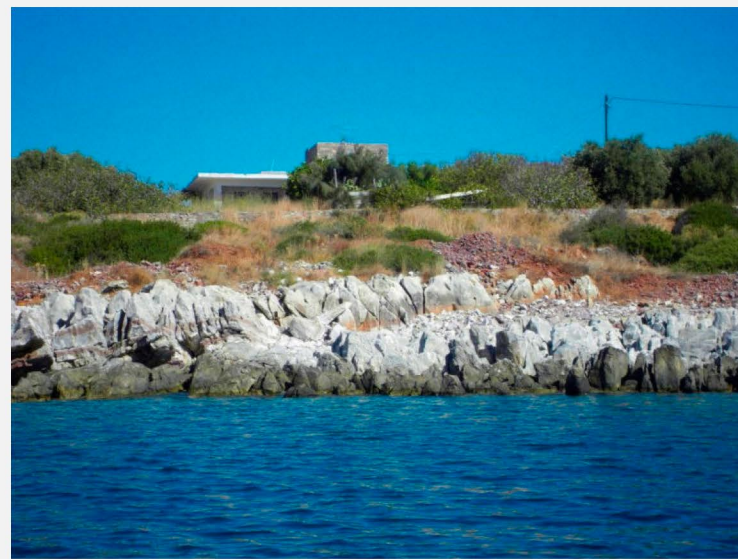
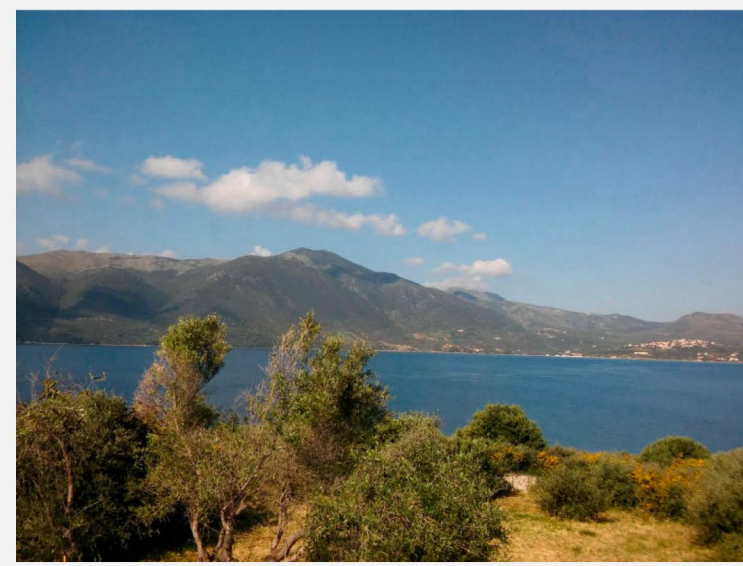


## Exposé for

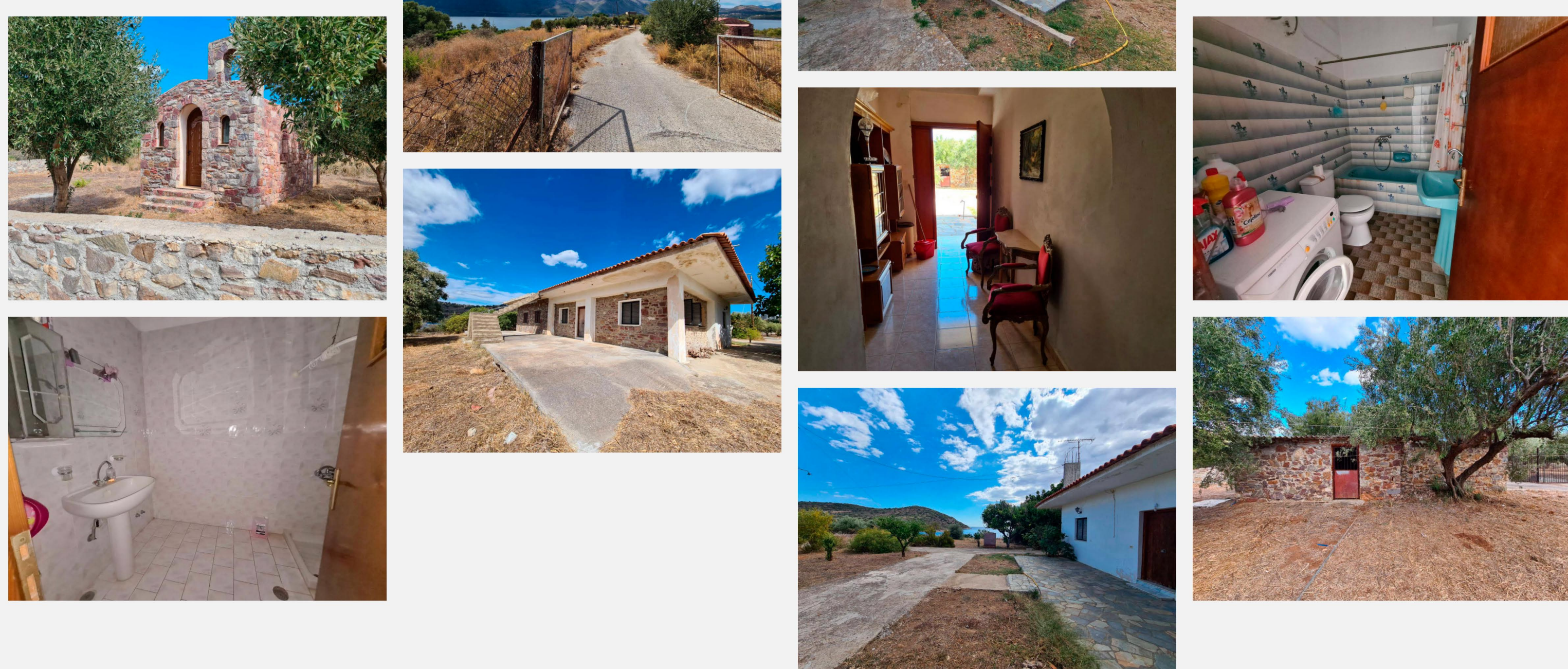
29,595 m<sup>2</sup> peninsula with residential building in Mani

**Property ID: "LaPG363" - Price: 1,500,000 €**

- ✓ surrounded from the sea
- ✓ protected location
- ✓ fantastic views
- ✓ residence with a total construction of 337 sq.m.
- ✓ own dock for boats
- ✓ olive oil trees
- ✓ private chapel







## Description

An exceptional, rare peninsula of 29,595 sq.m. in Laconia, surrounded by sea with its own boat dock and magnificent views towards the sea and the opposite hills of Taygetos mountain range.

Subtracting the protected sea and beach zones 15,338 sq.m. remain as buildable surface.

Included is a residence with a total construction of 337 sq.m. with all facilities, built in '84 as well as a chapel.

Existing buildings analytically:

BUILDING A: Chapel 23.48 sq.m.

BUILDING B: Ground floor parking space 20.84 sq.m.  
Ground floor storage 26.71 sq.m.

BUILDING C: Ground floor residence 117.42 sq.m.  
Staircase 7.44 sq.m.  
First floor residence 39.29 sq.m.

Total existing buildings 337.11 sq.m.

An existing exterior has been subject to Law 4495/2017 with an area of 69.66 sq.m.

There are about 100 olive trees, various fruit-bearing trees and plants on the plot.

The access is via a narrow mostly paved road. The land itself is flat and olive trees and different other trees as well as shrubs are growing there.

This is an excellent investment opportunity, as the property is extremely privileged by being the unique seaside property offered for development in this area!

NOTE:

Our commission is 2,5 % + VAT.

For further information and the position data of the property, it is necessary to sign a "Brokerage and Commission Acknowledgement" including identification by valid passport or identity card. as well as by greek tax number if available.

## Location

The property is situated in the region of Mani in the middle south of Peloponnese, facing the deep blue Mediterranean sea of the Laconian gulf, 52 km to the south of Sparta and 24 km to **Gythio** as the nearest shopping town.

The distance to Athens airport is 322 km, to Kalamata airport 157 km.

### DISCLAIMER

All information is given without guarantee and is based solely on information provided to us by our client. We assume no responsibility for the completeness, accuracy and timeliness of the information. Mistakes, changes and intermediate sale are reserved.



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