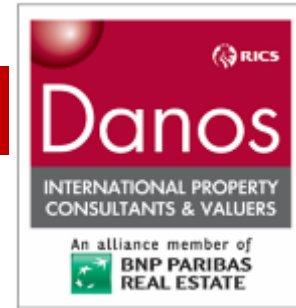


***Development property for sale
Land Plot With Cottage House
in Litochoro,
Municipality of Dion Olympus,
Pieria***

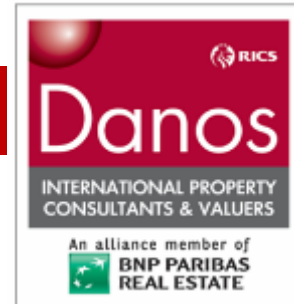
Development Project- Land Plot with Cottage House for Sale, Litchoro



DANOS - an alliance member of BNP PARIBAS REAL ESTATE (“ΔΑΝΟΣ”) is pleased to present a unique property suitable for touristic development, which is available for sale.

- It is a **large scale land plot** of a total area **of 38,500 sqm, with a cottage house of 250 sqm, of good maintenance.**
- The property is located in Plaka, Litchoro in a quite small distance from the sea side with great view and easy access.
- **Touristic development scenarios** of the property, which may operate from 6- 12 months / year

Development Project- Land Plot with Cottage House for Sale, Litochoro



Location

The property is located in the area of Plaka Litochoro, in very close distance to Litochoro city, at the foot of mountain **Olympus**.

The population of Litochoro is approximately 7,000 people and has all the necessary infrastructure in terms of **health, safety, retail, every day needs, dining, leisure, culture, sports** etc.

The distance from the nearest beach is 1 min drive and 2 min walk, so it perfectly combines living in a **forest environment in all seasons**, with the possibility of **enjoying both summer and winter vacations and activities**.



Access

The distances from main points of interest are:

- **Litohoro** 7km.- *10 minutes drive*
- Conjunction with main **Athens-Thessaloniki National Highway** 15 km- *7 min. drive*
- **Thessaloniki City** 90km- *1hr. and 5 minutes drive*
- **Thessaloniki Int. Airport** 120km- *1 hr. and 30 min. drive*
- **Leptokaria beachfront** 4,7 km – *4 minutes drive*
- **Platamonas beachfront** 20km – *18 minutes drive*
- **Paleos Panteleimonas traditional mountain village** 18km – *22 minutes drive*
- **Ski Center Elatohori** 58km. – *1hr. drive*
- **Ski resort Seli** 124 km- *1hr. and 30 min. drive*
- **Ancient city of Dion** 15km – *14 minutes drive*
- **Ancient city of Vergina** 70km – *50 minutes drive*

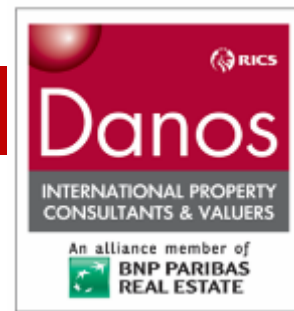


Development Project- Land Plot with Cottage House for Sale, Litochoro

 **Danos**
INTERNATIONAL PROPERTY
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An alliance member of
 **BNP PARIBAS
REAL ESTATE**



Development Project- Land Plot with Cottage House for Sale, Litochoro



Main characteristics

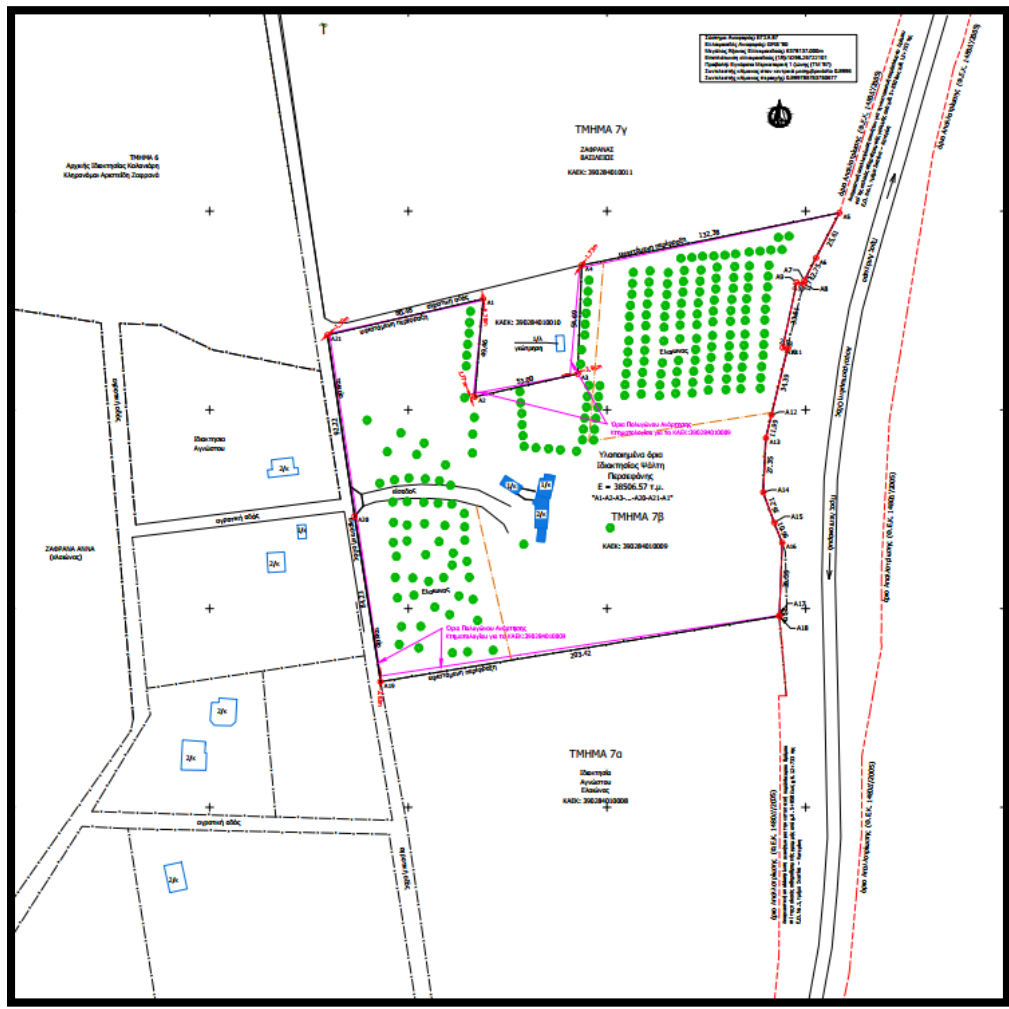
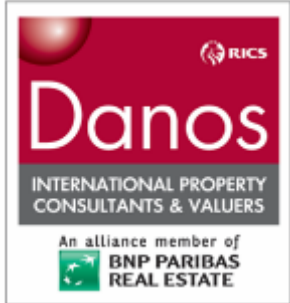
- It is land plot with a nice, old Cottage House of excellent traditional and functional architecture in an idyllic green environment, offering privacy and tranquility.
- The property is located on a smooth slope, that provides an unobstructed **view of the Aegean Sea** and on the horizon of the mountain range **of Olympus and Kissavos.**
- The land plot has a total surface of **38.5 acres.**
- There are **200 organic olive trees** of 3 varieties (Chalkidiki, Kalamon and Megaron).
- The house is a **ground level** building with total surface of **250 sqm**
- There are auxiliary areas of around **30 sqm**
- The main spaces include:
 - **A large living-dining room with a big fireplace**
 - **Kitchen**
 - **3 bedrooms, 1 of them is master bedroom**
 - **2 bathrooms/ wrest closets**
- The auxiliary spaces include
 - **Laundry room**
 - **Boiler room**
 - **1 warehouse**
 - **1 pumping station building**



The property has its own borehole, while there is also a shared borehole to serve the needs of the residents

The property is fully fenced in its perimeter with a communal double-leaf metal entrance gate

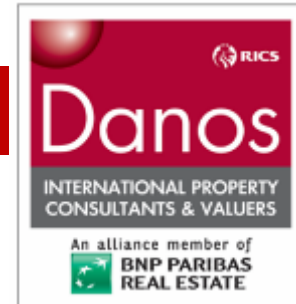
Development Project- Land Plot with Cottage House for Sale, Lithoro



- PERMITTED USES OF THE PLOT:**
- residence
 - public utility buildings
 - tourism – leisure
 - agricultural warehouses
 - water reservoirs
 - roofers
 - pumping facilities
 - wells
 - greenhouses
- A minimum subdivision and parity limit of 4 acres (8 acres for camping) is set, in accordance with the applicable town planning regulations: P.D. 5-24-1985 (F.E.K. 270ΔΖ31-5-1985) F.E.K. 87D71990 regarding Z.O.E. Lithoro



Development Project- Land Plot with Cottage House for Sale, Litochoro

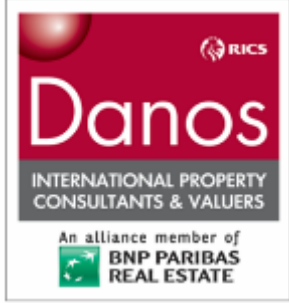


Development prospects of the property

The development scenario of the property refers to the construction of a tourist unit, 4 or 5 (keys), with the preservation and utilization of the existing building as a central reception and customer service building.

- Field surface – 38,506 sqm.
- **Development surface – 9,314 sqm.**
- **The construction of 70 independent houses of 130 sqm/ each with the appropriate provided facilities and the utilization of the existing villa would be the best exploitation of the property, due to its size, location, permitted uses**
- The touristic schemes of the area **operate** for **at least 6 months**
- The ADR is fluctuated at **150€ up to 220€** average price for that category of tourist facilities in the area plus other incomes from the additional facilities.

Development Project- Land Plot with Cottage House for Sale, Litchoro



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All photos were taken inside the property

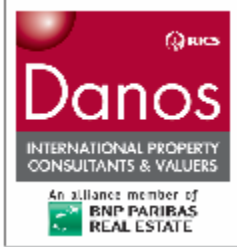
Asking Sale Price: €1,850,000

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Thessaloniki, 2024