

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



**PRICE:**  
**€69,000**

**REF:**  
**YHOC-199**

Miette Lauwers  
Tel: (00 30) 6947 374 736  
info@yourhomeoncrete.com  
www.yourhomeoncrete.com

**BUILDS: 202m<sup>2</sup>**

**LAND SIZE: 4,918m<sup>2</sup>**

**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 4,918m<sup>2</sup>, there is 202m<sup>2</sup> 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. They have already applied for building permission which can be transferred to the new owners, thus greatly reducing the time to secure permission.

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