

NIKITI COASTAL PLOT

Vacant coastal land with mature Mediterranean surroundings



presented by
Gregor & Lindl Exclusive Properties

The plot today. The opportunity tomorrow.



Architectural visualisation



THE PROPERTY

The plot today.
A rare coastal opportunity.



In Agia Varvara, within Nikiti's urban planning area, the offering comprises a vacant coastal plot approximately 32 metres from the sea.

The site combines shoreline proximity, access to Nikiti's amenities and a Tourism & Recreation land-use designation.



Essential property data

ASKING PRICE

€ 650,000

Vacant land offering

TOTAL PARCEL

515.91 m²

Before road-designated portions

NET PLOT AREA

379.26 m²

Area stated in the survey

BUILDING ENVELOPE

Max. 7.50 m

Up to 2 storeys, subject to approval

PLANNING RATIO

FAR 0.40

Coverage ratio 0.50

CURRENT CONDITION

Vacant plot

No house is included in the sale

All development parameters, setbacks, parking requirements, permitted uses and buildable floor area must be independently verified with the competent authorities and the purchaser's appointed engineer.





32 metres to the sea

A rare relationship between a vacant development site and the Aegean shoreline. The water is reached along the immediate local approach, while the plot remains embedded in a low-rise Mediterranean setting.



LOCATION



Nikiti & Sithonia

AN ESTABLISHED COASTAL DESTINATION

Nikiti combines a traditional village atmosphere with modern infrastructure and direct access to the Aegean. Restaurants, cafes, shops and beaches support both private residential use and holiday-oriented concepts. The property lies in Agia Varvara within the Nikiti settlement and the Sithonia General Urban Plan. The immediate setting is residential and low-rise, while the wider destinations of Sithonia remain easily accessible.

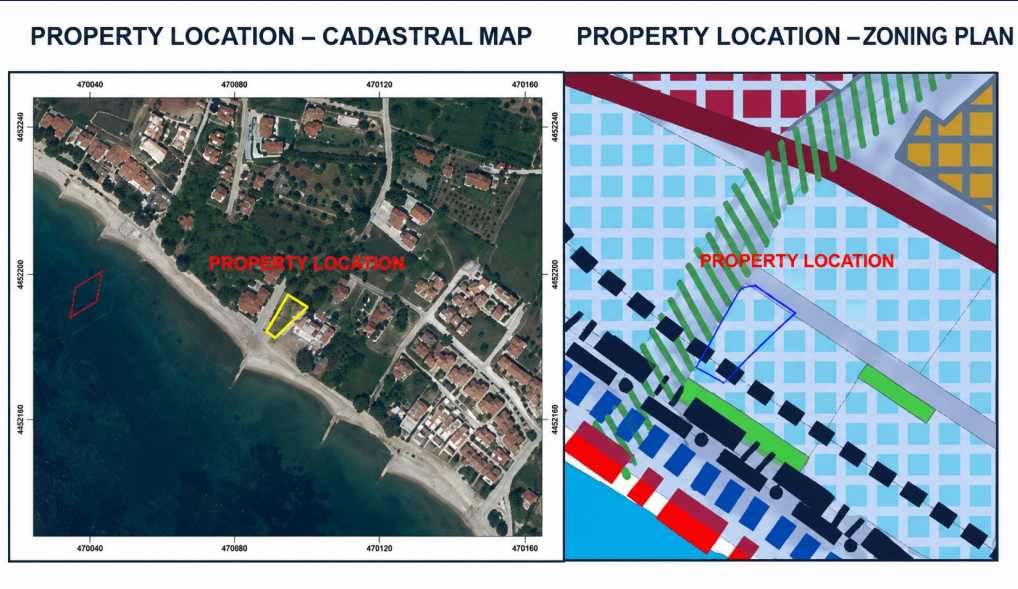
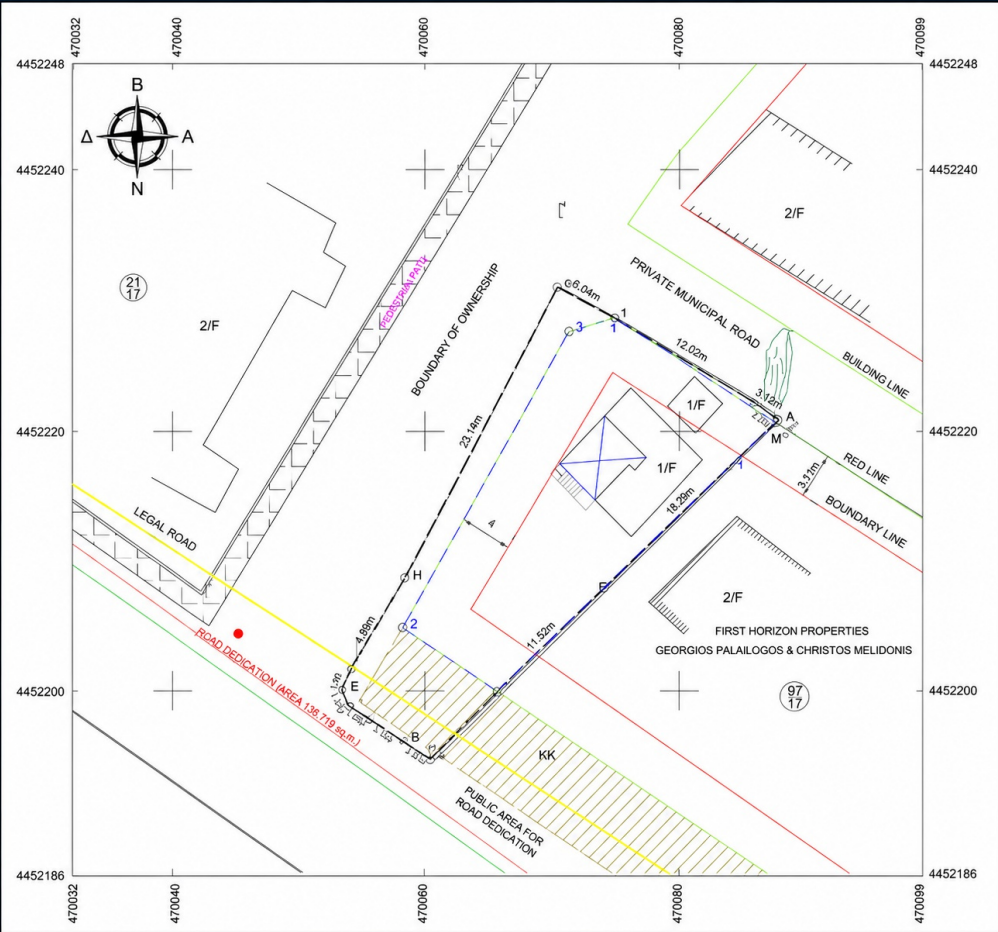


Topographic Survey

Engineer's topographic survey dated 15 April 2026. The document distinguishes the total parcel, the net plot area and the road-designated portions.

SURVEY AREAS

Total parcel:	515.91 m ²
Net plot area:	379.26 m ²
Road-designated portions:	136.719 m ²



Current status & Due Dilligence

ENGINEER'S DECLARATION

The survey states that the parcel meets the applicable plot standards but is currently not buildable. It is stated to become buildable when the road-designated portions measuring 136.719 m² are placed into common/public use.

01 TITLE & LEGAL

Confirm ownership, cadastral records, encumbrances, access rights and the formal status of the road-designated areas.

02 PLANNING

Verify current buildability, permitted use, floor area, setbacks, height, parking and all required approvals.

03 TECHNICAL

Review survey coordinates, levels, utility connections, soil conditions and the feasibility of a future design.

04 CONCEPT & APPROVALS

Develop architecture only after the planning condition and development envelope have been confirmed.

This framework is not a guarantee that a building permit will be issued. Legal, planning and technical advice should be obtained before purchase.



The land today.
One possible vision.



THE RESIDENCE IS ILLUSTRATIVE ONLY - LAND IS OFFERED FOR SALE

The rendering demonstrates one potential architectural response to the plot and its Mediterranean setting.
It is not an existing or approved building and does not form part of the contractual property offering.

USE AND POTENTIAL

Flexible use.
Clear coastal appeal.

01 PRIVATE RESIDENCE

A bespoke year-round or seasonal home with gardens and outdoor living near the shoreline.

02 HOLIDAY HOME

A refined family retreat for long summer stays and the everyday life of Nikiti.

03 TOURISM-LED CONCEPT

A compact hospitality or holiday-accommodation concept, subject to use and approvals.

KEY RATIONALE

Vacant land close to the Aegean - within Nikiti's planning area - Tourism & Recreation designation - flexible private or tourism-led use, always subject to the current planning condition and official approvals.

Architectural visualisation



Project & Investment Overview

Project	Nikiti Coastal Plot
Asset Type	Vacant coastal plot / land only
Location	Nikiti, Sithonia, Chalkidiki, Greece
Status	For sale
Current Condition	Currently vacant / undeveloped land
Distance to Sea	Approx. 32 m
Gross Plot Area	515.91 sqm
Net Plot Area	379.26 sqm
Planning Designation	Tourism & Recreation
Indicative Development	FAR 0.40 · Coverage 0.50
Indicative Building Height	7.50 m · up to 2 floors
Indicative Buildable Area	Approx. 152 sqm gross floor area

Purchase Price

€ 650,000

Brokerage Commission

2% on the notarised purchase price, payable upon notarisation of the purchase contract.

Current Planning Status

According to the surveyor’s declaration, the plot is currently not buildable under the applicable planning regulations. It is stated to become buildable once the designated road-dedication areas of 136.719 sqm have been placed into public use.

Disclaimer

All information relating to this property is based on details provided by the owner or developer. No liability can be assumed for the accuracy or completeness of this information. Errors and prior sale reserved. This exposé constitutes a preliminary information document only; the sole legally binding basis is the notarised purchase contract.
Information subject to planning status and final technical execution.

Asset Focus

Coastal land plot, vacant and currently unused.

Important notes

Land only is offered for sale. Any villa illustrations within the project material represent one possible future use scenario only and are not included in the sale.

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