



## Matzavinata Lixouri Kefalonia, Matzavinata, 28200

15.000,00 square meters acreage approximately is for sale. The plot offers an incredible view of the famous beach Xi with the red sand in Kefallonia

At an altitude of 35meters and only 1,2km away from the beach it offers a great view, peace and easy access to one of the most tourist friendly environments and one of the most famous beaches of Kefallonia. The plot is bordering with a rural road heading towards the beach. The estate is 40 km away from one of the most famous and stunning beaches in Greece Myrtos. The closest town to the estate Lixouri is only 8,5km away making it a 10 minute to reach the town. This town offers frequent ferry connection to the capital of the island, Argostoli which is 43,5km away and requires a 50minute drive to reach it. The closest settlement is Matzavinata at a 4km distance about 7 minutes away from the plot using a car. The island has both an airport and a port making it easily accessible. The airport is 51km away from the plot which means it's about an hour away using a car. The port of Sami is 52 km away from the plot however it is relatively easier to get there making it a 50 minute drive to reach it. The estate's acreage is 15.000 square meters making it suitable for both private use and investment opportunities. After having been examined under the provisions in force it is allowed to build a hotel in the area. The plot offers approximately up to 3,000 square meters for building tourist complexes. PRICE: 220.000,00 €

### LAND INFORMATION:

Square : 15000  
Meters

### CONVENIENCE: