

20,000 m² of development land in the Chelmos mountains



Plot boundary shown to cadastral survey coordinates. Approximately 270 m of frontage on the Akrata-Zarouchla provincial road along the eastern edge.

€400,000 €20 per m² • direct from owner • no agency commission

GOLDEN VISA ELIGIBLE

The property

A 20,000 m² plot in the Chelmos mountain range of Achaia, five kilometres below the traditional stone village of Zarouchla. The land rises in a gentle slope from a watercourse on its lower edge, planted with mature walnut trees and open scrub, with unobstructed views across the mountains.

The eastern boundary runs along the Akrata-Zarouchla provincial road for approximately 270 metres, giving year-round, all-weather access and the option of multiple entry points for a phased development. Electricity and water are both close by, with straightforward connection.

Location

- 5 km — Zarouchla village, tavernas and guesthouses
- 20 km / 25 min — Kalavryta Ski Resort
- 35 km / 30 min — Akrata town and beaches
- 1 hour — Patras • 2.5 hours — Athens
- Lake Tsivlou, Mt. Chelmos trails, Zarouchla Tower and Byzantine chapels nearby

At a glance

Area (title)	20,003 m ²
Area (surveyed)	21,215 m ²
Perimeter	736 m
Extent	approx. 165 × 220 m
Road frontage	approx. 270 m
Coordinates	38.0252° N 22.2542° E
Municipality	Aigialeia, Achaia
Ownership	Full, 100%
Forestry status	Not designated
Archaeological	No restrictions
Encumbrances	None recorded
Cadastre	Registered

Aerial views



Valley setting with the Chelmos range; plot boundary in perspective; provincial road frontage and existing electricity supply along the eastern edge.

Development potential

The plot suits eco-lodges or mountain chalets, a boutique hotel or wellness retreat, or a private mountain estate. The combination of a watercourse, mountain views, a ski resort within half an hour and the sea within half an hour is unusual in the Peloponnese, and gives a hospitality development genuine year-round occupancy rather than a three-month summer season.

The site sits within a working rural landscape of terraced cultivation and scattered stone dwellings, with no dense development in the immediate sightlines.

Legal position

Full 100% ownership by a single owner, held under a notarial deed of purchase registered at the Akrata Land Registry and recorded on the Greek National Cadastre. No forestry designation, no archaeological restrictions and no encumbrances are recorded against the parcel.

The surveyed area of 21,215 m² exceeds the title area of 20,003 m² by 1,212 m², which falls within the officially accepted deviation of $\pm 1,485$ m² for this parcel. The full document pack, including the cadastral diagram and title references, is available to a committed buyer.

Building rights: residential and tourism use outside the town plan. An engineer's certificate confirming the permitted building coefficient and buildable area is being prepared and will be provided.

Greek Golden Visa

At the €400,000 asking price this property meets the Greek Golden Visa investment threshold for the Achaia region under Law 5100/2024.

Undeveloped land qualifies, and the 120 m² minimum floor-area requirement does not apply to bare plots. **No construction is required for eligibility.** A residence permit extends to the investor, their spouse and dependent children.

Enquiries

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Aerial film:

youtu.be/0_elvE62t4Q

Site visits and full legal document pack available to serious enquirers.