

FACT SHEET

Type Peninsula facing south

Location Greece, Cyclades, Ios island, Magganari bay, Achlada (Pear) Peninsula

Size <small>measured in ΕΓΣΑ' 87</small>	Total land	310.502,54 m ²	
	Splash zone (winter wave)	48.250,00 m ²	Government owned
Ownership		262.252,54 m²	
	Coastal zone (10m depth)	16.149,01 m ²	Owned, but can be expropriated by the Gov.
	Buildable land	246.103,53 m ²	

Coastal Length 2,069 meters

Orientation Sea view on the East, South & West. Land view to the North.

Ownership Title 1 owner since 1972.

- Coastal zoning approval: Gov. Gazette (FEK): ΦΕΚ: Δ' 24, 28.1.2010
- *Forestry Clearance: In process (not necessary for certain types of Commercial Development)*

Building Capacity a. Private Villa

- up to 400 m² + auxiliary space

b. Commercial Development *

- Resort building ratio (up to): **0,20** **49.200 m²**

■ Housing/Resort mix. Option A:	0,12	with 18 hole Golf		with 9 hole Golf		
		Houses for sale. Min size 100m ²	40%	11.800 m ²	55%	16.200 m ²
Hotel Resort	60%	17.700 m ²	45%	13.300 m ²	53%	15.600 m ²
Total development		29.500 m²	29.500 m²		29.500 m²	

Figures rounded

■ Housing/Resort mix. Option B:	0,07	with 18 hole Golf		with 9 hole Golf		
		Houses for sale. Min size 100m ²	60%	10.300 m ²	70%	12.000 m ²
Hotel Resort	40%	6.800 m ²	30%	5.100 m ²	35%	6.000 m ²
Total development		17.100 m²	17.100 m²		17.100 m²	

Figures rounded

Building calculation based on area of 246,103m², i.e. excluding the area of 10m depth from the sea belt.

* Based on Law 4875/2021 (ΦΕΚ: Α' 250/23.12.2021), Άρθ. 36, παρ. 1β. [Τροπ. v. 4002/2011, Άρθ. 9, παρ. 3].

Contact Details Through your referral