

INVESTMENT BRIEF



Development Plot – Loutra, Kythnos (Cyclades, Greece)

Sea-facing development plot (coastal road in between) •
Within approved town plan (O.T.14) • Plot 1,198.15 m² • Max
theoretical buildable area ~1,198 m²

Property Overview

Location	Loutra, Kythnos Island, Cyclades
Plot size	1,198.15 m ²
Planning status	Within approved town plan – Block O.T.14
Settlement status	Traditional & delineated settlement (Loutra)
Legal status (planning)	Action & buildable plot (per applicable planning regulations)
Access	Direct access from public road
Sea relation	Across the coastal road from the sea (sea-facing / open outlook)

Planning Parameters

Coverage ratio	50%
Maximum floors	2
Maximum height (general rule)	7.50 m
Maximum height (plots below coastal road)	5.00 m
Building coefficient (derived)	1.00 (0.50 coverage × 2 floors)
Max theoretical buildable area	≈ 1,198 m ² (plot size × 1.00)

Plot Geometry & Indicative Concepts

Frontage	29.02 m (side 1–2)
Depth	41.36 m (side 2–3)
Other sides	29.30 m (3–4) • 40.83 m (4–1)
Shape	Regular geometry suitable for multiple layouts

Scenario A – Residential Development

- 6-7 villas (approx. 150–180 m² each)
- private outdoor areas / pools

Scenario B – Small Hospitality Development

- boutique hospitality project / suites (small scale)
- wellness / thermal-tourism positioning (Loutra)



Developer Assessment

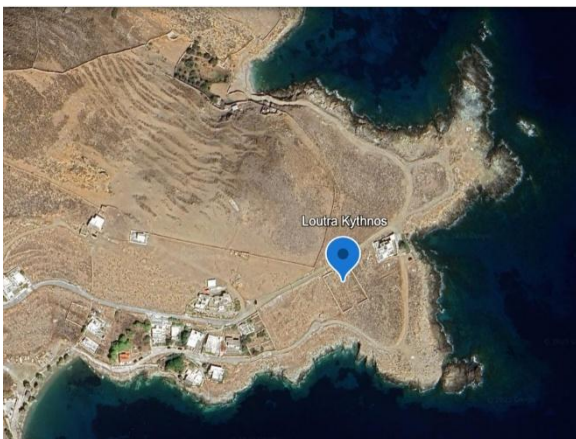
According to a preliminary development assessment by the property owner and the architectural office of

Vangelis Stylianidis, the plot may accommodate:

- **6–7 villas of approximately 150 m²-180 m² each**, or
- **approximately 17 suites of about 35 m² each** subject to final architectural design and planning approvals

Notes

- All figures are based on the submitted topographic diagram and applicable planning references therein.
- Final buildable areas and layout are subject to architectural design and planning verification/approvals (incl. relevant authorities).
- Documentation available upon request: topographic diagram, planning parameter summary, additional property documentation.



Positioned in Loutra, one of Kythnos' most distinctive coastal settlements, **this sea-facing plot with expansive 180° Panoramic Sea View** offers significant development flexibility within an approved town plan. With approximately **1,198 m² of buildable area**, it is suitable for a high-quality residential scheme or a boutique hospitality concept focused on **wellness and thermal tourism**.

Kythnos island is one of the most accessible Cycladic islands from Athens, combining traditional settlements, an extensive coastline and the Cyclades' **unique thermal springs in Loutra**. These distinctive characteristics support strong positioning for premium residential, wellness and boutique hospitality development.

Direct ferry connections to Serifos, Sifnos, Milos, Syros, Paros, Naxos and Tinos