Property Preflight Risk Report

A decision-first public-data screen for a Greek property purchase and build-feasibility review.



CADASTRAL REFERENCE	MAPPED AREA	REPORT POINT	GENERATED
060500142028	585 m²	38.165564, 21.662000	2026-10-30

BUILDABILITY SCREEN	SLOPE AT THE PLOT	SEA DISTANCE	WATERCOURSE
NOT DETERMINED	2.5%	17 m	4.6 km

> This report is an automated preflight risk scan based on public data, uploaded documents and AI-assisted interpretation. It is not legal, surveying, engineering, architectural, tax, investment or valuation advice, and it is not a valuation report. It does not verify ownership, title validity, encumbrances or legal buildability. Always consult a qualified local lawyer, surveyor, architect or relevant authority before making a purchase decision or paying a deposit.

BUYER DECISION

Executive buyer brief

02

What the public record says about this exact plot, and the purchase posture that follows from it, before the detailed maps and technical chapters begin.

CADASTRAL REFERENCE	MAPPED AREA	REPORT POINT
060500142028	585 m²	38.165564, 21.662000
REPORT LENS	**PARCEL SOURCE**	**SCOPE**
Property purchase preflight	data.gov.gr cadastre-parcels / Γεωτεμάχια Δυτικής Ελλάδας	Public-data preflight, not due diligence

NOT DETERMINED

The public sources did not settle this

The planning sources did not return enough to answer the buildability question at this point. Resolve it with the planning office before committing to the purchase.

SLOPE AT THE PLOT	SEA DISTANCE	WATERCOURSE	NEAREST TREE COVER (SATELLITE)
2.5%	17 m	4.6 km	47 m
RATIFIED FOREST MAP	**MAPPED ROAD / MAPPED PATH**	**PUBLIC-DATA EVIDENCE READS**	**DOCUMENTS TO REQUEST**
Not established	0 m / 380 m	46	14

What the public record answered for this plot

Building on the plot
Whether anything stands here is unresolved: no mapped footprint was returned for this parcel, and community mapping omits many rural Greek structures. Confirm on site.

Published shore lines
e-Poleodomia returned 1 aigialos and 1 paralia line segments in a 4 km search box around the plot.

Heritage within 1 km
No monument or historical features within ~1 km.

Nearest EU protected site
Mount Panachaiko ~13.7 km (GR2320007; SAC/SCI (Habitats Directive)).

What matters most for this purchase

ANALYST READ

- The public-data buildability screen reads: Within settlement limits under a published planning act · Government Gazette (FEK) 297/D, not out of plan. The settlement's own delimitation decree decides whether the still-operative 1985 range (300–2,000 m²) or a re-delimited Zone A/B/B1, ZAO or PECh regime applies. The portal returned coverage 60%, but no FAR, height or storey limits; a licensed engineer must confirm the parcel-specific terms.
- Buildability is not determined. Obtain parcel-specific planning, frontage and constraint evidence before any non-refundable commitment.
- The mapped residential street is 0 m away and the mapped path is 380 m from the boundary; legal frontage remains unproven.

Executive buyer brief

01 Analyst read

- This 585 m² plot in Vrachneika is screened as within settlement limits under Government Gazette FEK 297/D, not out of plan; confidence is medium because an engineer must still confirm its exact planning status. The settlement's own delimitation decree determines whether the continuing 1985 minimum-area range of 300–2,000 m² or re-delimited settlement zones apply, so no single national minimum settles eligibility. This position follows Law 5306/2026, articles 226–248, especially 237 and 247, and does not establish permission to build.

02 What stands out

- The mapped coastline lies about 17 m from the parcel boundary, making statutory coastal lines a priority.
- The mapped residential street is 0 m away and the mapped path is 380 m from the boundary; legal frontage remains unproven.
- The terrain model gives a gentle 2.5% slope at the parcel point, but does not establish parcel-wide gradients.
- The parcel falls outside the checked extreme-scenario flood extent, about 3.2 km away, although a designated flood-risk area is only 262 m away.
- No direct Natura overlap appears in the checked layer; the nearest protected site is 13.7 km away.

03 Open risks

- The parcel falls below the returned local 1,000 m² minimum; any exception and compliance with the 15 m frontage requirement remain unverified. The published 60% coverage does not establish permitted floor area: floor-area ratio, height and storeys are missing. Nearby plan lines are misregistered against mapped streets by up to 35 m. The retrieved coastal determination lines are roughly 4.1 km away, and their applicability to this stretch is unresolved. No forest map or character code was returned for the parcel. Satellite products do not classify its point as forest, while tree-cover pixels begin 47 m from its centre; these describe physical cover and cannot settle legal forest character. Title, public-road frontage, existing structures and utility connections remain unverified, leaving transfer, design and servicing costs open. The €900/m² official zone figure concerns built-property taxation, not this land's price.

04 Before you commit

- A civil engineer should obtain the settlement-delimitation decree, Gazette, any applicable approved street plan and building-terms certificate from the building authority, then issue a written parcel-specific opinion.
- A licensed surveyor should prepare a current boundary-and-levels topographic diagram and overlay the applicable coastal determination decision and stamped foreshore and beach-zone lines.
- A forester should obtain an individual characterisation act or written parcel-specific status confirmation from the competent Forestry Directorate for Achaia/Vrachneika.
- A Greek property lawyer should produce a Land Registry/Cadastre title-search opinion using the deed chain, cadastral sheet, encumbrance and easement records, and municipal road-status documents, distinguishing passage rights from public-road frontage.

THE PROPERTY

Parcel decision brief

03

The matched cadastral parcel and the controls that must stay attached to this exact geometry throughout the transaction.



FIG. 1.0 — matched cadastral parcel and immediate setting · working geometry, survey controls

MAPPED AREA
585 m²

PARCEL PERIMETER
99.6 m

OVERALL LENGTH
36.1 m

OVERALL WIDTH
19.1 m

One reconciled survey polygon must control every later answer: plan terms, forest and shore lines, rights, usable area and price.

KAEK
Match the full cadastral code on every seller and lawyer document.

Area
Reconcile the viewer area with the stamped topographic plan.

Boundary
Peg every vertex and investigate occupation across an edge.

Access edge
Identify which boundary meets the legally recognised road.

ANALYST READ

- The matched cadastral geometry reads 585 m² with a 99.6 m perimeter. Use it as the working identity, while the stamped topographic survey controls the legal area, vertices and frontage edge.
- Any mismatch in KAEK, area or occupied boundary must pause reliance on later planning, forest, shore, access and value conclusions because every one of them depends on the same polygon.
- Structures on the plot: no building footprint is recorded in the OpenStreetMap community layer here — but OSM widely under-maps rural Greek buildings, so this is NOT proof the plot is empty; the aerial image may show a structure.

BEFORE THE DEPOSIT

Strengths & watch-outs

04

The favourable facts this plot's public record already settles are on the left. The constraints and open questions to close in writing, before money becomes non-refundable, are on the right. An unknown is always a gate, never a strength.

SETTLED

What the record already settles

Read now — keep the dated result in the file

01 Parcel identity and geometry

A cadastral polygon is available for the selected KAEK, reading 585 m² and 99.6 m perimeter.

USE Anchor every later layer to this polygon.
CLOSE stamped topographic survey and cadastral extract.

02 Planning and buildability screen

The planning portal, the archaeological protection zones and the plot's own cadastral area were all read at this exact point. That gives the engineer a starting position, not a parcel-level building right. Terms read from the plan: coverage 60%; missing — FAR; height; storeys.

USE Set the engineer's starting brief.
CLOSE written parcel-specific buildability opinion.

03 No declared archaeological protection zone

No declared archaeological protection zone maps onto or near the plot.

USE Retain the no-hit result and the radius searched.
CLOSE Ephorate answer if ground works are deep.

04 Outside the Natura 2000 network

The parcel does not fall inside a Natura 2000 site. Nearest site: Mount Panachaiko ~13.7 km (GR2320007; SAC/SCI (Habitats Directive)).

USE Rule the EU designation out early.
CLOSE management-body confirmation if a boundary sits close.

OPEN GATE

What must be closed in writing

Unresolved — no non-refundable money until closed

01 Whether anything stands here is unresolved

No mapped footprint was returned. Community mapping omits many rural Greek structures, so this is an open question, not an empty plot.

CLOSE permit file, legalisation certificate and declared areas, or a site visit.
EFFECT price, taxes and the legal file all change.

02 Buildability is not determined

Returned planning terms state a usual minimum plot area of 1,000 m² and 15 m frontage; this parcel has 585 m². If that rule applies, the parcel is below the ordinary regularity threshold and the engineer must check any local exception.

CLOSE engineer's signed opinion.
EFFECT no non-refundable deposit while the answer is conditional.

03 Title, boundary and legal access are open gates

The cadastral viewer geometry is a working identity, not proof of ownership, pegged boundary or road right.

CLOSE title/encumbrance file, survey overlay, road classification and servitudes.
EFFECT contract condition.

04 Blocking layers need controlling documents

Forest character, the aigialos line and other binding constraints must be read against the same surveyed polygon.

CLOSE forest extract or individual forestry act where no map is posted; published shore/stream/planning lines.
EFFECT reprice usable area or stop.

05 Confidence is not transaction safety

The coverage score measures the depth and class of evidence read, not whether the purchase is safe.

READ 53/100.
EFFECT confidence never overrides a missing controlling document.

Official — A dated public layer was read at or around the parcel. | **Mapped context** — Open mapping or a physical model identifies what deserves inspection. | **Manual gate** — A lawyer, surveyor, engineer or provider must supply the binding answer. | **Source gap** — Absence of data is recorded and cannot be interpreted as absence of risk.

NEXT PROFESSIONAL BRIEF

- The 53/100 source-coverage result describes evidence depth, not transaction safety; manual gates stay open until the named professional supplies the controlling document.
- Ask the surveyor and engineer to reconcile parcel identity, buildability, forest character, official shore lines and legal access on one marked survey.
- Ask the lawyer to tie adverse title, boundary, buildability or access results to a refund right or an explicit price consequence before any non-refundable payment.

READ THIS WAY

Report contents

05

The report is organised around the questions a buyer needs to settle. Each chapter gathers the evidence for one question and points to the pages where it is shown.

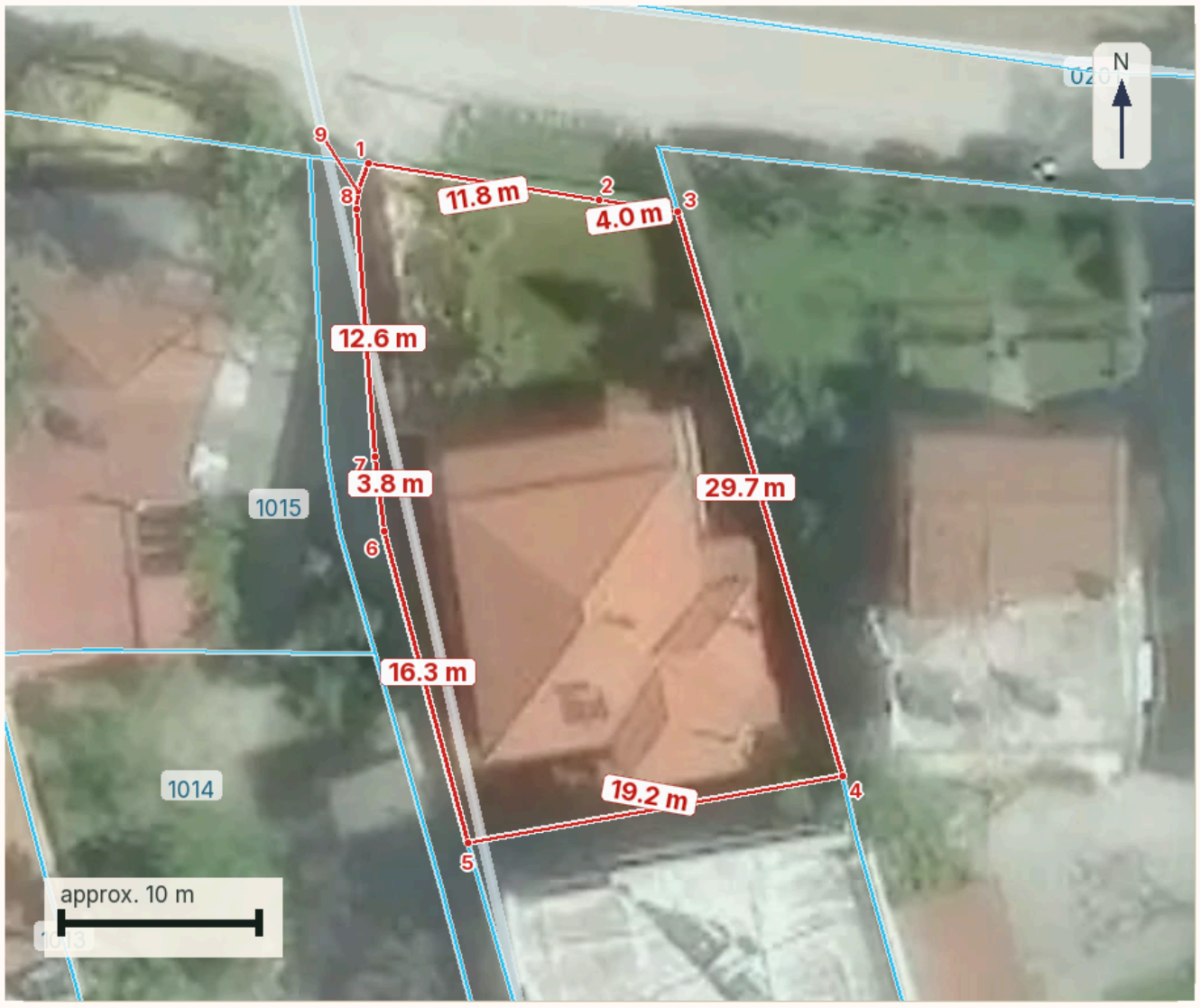
•	**The plot at a glance**	At the outset, the report identifies the matched parcel and gives a brief view of each topic. It shows where evidence is available and where the buyer still needs confirmation.	p. 1 · 6 pages
1	**Plot identity & can you build**	The parcel check confirms that the report follows the intended parcel, shows its mapped geometry and examines the planning and building evidence that may affect construction. It also records what an engineer or planning office still needs to confirm.	p. 7 · 16 pages
2	**Permissions, protection, title & access**	Restrictions affecting forests, archaeological sites, protected land and the coast are covered here. The section then covers title and access questions that public mapping cannot settle, including encumbrances that require documents or professional review.	p. 23 · 8 pages
3	**Ground conditions & construction**	Slope and elevation are considered first, followed by ground conditions and the surrounding settlement pattern. It explains how those findings may affect the design, earthworks or access during construction.	p. 31 · 7 pages
4	**Hazards & climate**	Flood and seismic exposure, along with wildfire and severe weather, are assessed through natural-hazard and climate layers. The section explains which findings call for a practical response before design or insurance decisions.	p. 38 · 8 pages
5	**Water, utilities & sanitation**	Public sources provide the picture of services and sanitation near the parcel. That evidence is kept separate from the connections and costs that providers or the seller must confirm.	p. 46 · 9 pages
6	**Nature, forest & protected land**	Natura 2000 and other environmental designations are checked against the parcel. The section records the land cover and whether nearby water features are mapped, then explains which findings may affect its use.	p. 55 · 13 pages
7	**Surroundings & everyday services**	Around the property, the report describes nearby places and services, along with the routes from the property to them. It covers everyday access, travel times and nearby activity so the buyer can judge how practical the location will be.	p. 68 · 19 pages
8	**Costs, value & open checks**	Recorded evidence on purchase costs is gathered here, including official value and tax signals. Before a deposit, the section lists the documents and unresolved checks that still need attention and identifies the professional or authority for the next step.	p. 87 · 15 pages

1.1

Parcel identity & geometry

One cadastral-control view combines the selected boundary, vertex dimensions, neighbouring parcels and register attributes. Match the KAEK, area and edge lengths to the current cadastral extract and surveyed topographic plan before relying on later checks.

SOURCE	METHOD	PULLED	GEOMETRY
data.gov.gr cadastre-parcels / Γεωτεμάχια Δυτικής Ελλάδας + Mapbox Satellite (© Mapbox, © Maxar) + Hellenic Cadastre parcel vector	parcel geometry lookup, cadastral register read and map rendering	2026-10-30	selected parcel boundary, vertices, neighbouring parcels and local map context



Boundary vertices (WGS84) — 9 total

1. 38.165660, 21.661935
2. 38.165643, 21.662069
3. 38.165638, 21.662114
4. 38.165382, 21.662209
5. 38.165352, 21.661993
6. 38.165493, 21.661944
7. 38.165527, 21.661939
8. 38.165640, 21.661929
9. 38.165647, 21.661929

Map centre: 38.165506, 21.662069

Map key

- Selected parcel
- Neighbouring parcel

FIG. 1.1 — Parcel identity & geometry

data.gov.gr cadastre-parcels / Γεωτεμάχια Δυτικής Ελλάδας + Mapbox Satellite (© Mapbox, © Maxar) + Hellenic Cadastre parcel vector.

585 m^2

Registered area

Cadastre/survey check

99.6 m

Perimeter

From parcel vector

Analyst read

- This is the identity control: the cadastral code, mapped boundary and measured dimensions should all match the current official extract and the surveyor's topographic plan before any buildability read is treated as reliable.
- If the official extract, sale contract or topographic plan uses a different KAEK, area or edge geometry, treat the later planning and constraint reads as provisional until the selected parcel is reconciled.

1.2

Planning & permitted use

The area-wide general municipal plan (ΤΠΣ / ΓΠΣ) is not published as a browsable online map, so this page shows the real land-use mosaic around the parcel and names the administrative unit. The binding building terms for this exact point, if the parcel is confirmed to sit inside an approved plan, are read from the official planning portal on the buildability and official-planning pages. Use this page to read the area's character and to request the correct area-wide plan.

SOURCE	METHOD	PULLED	GEOMETRY
OpenStreetMap land use + OpenStreetMap administrative boundary; the area-wide general municipal plan is not published as a browsable online map.	**public-data GIS query and screening**	**2026-10-30**	**measured against selected parcel/location**

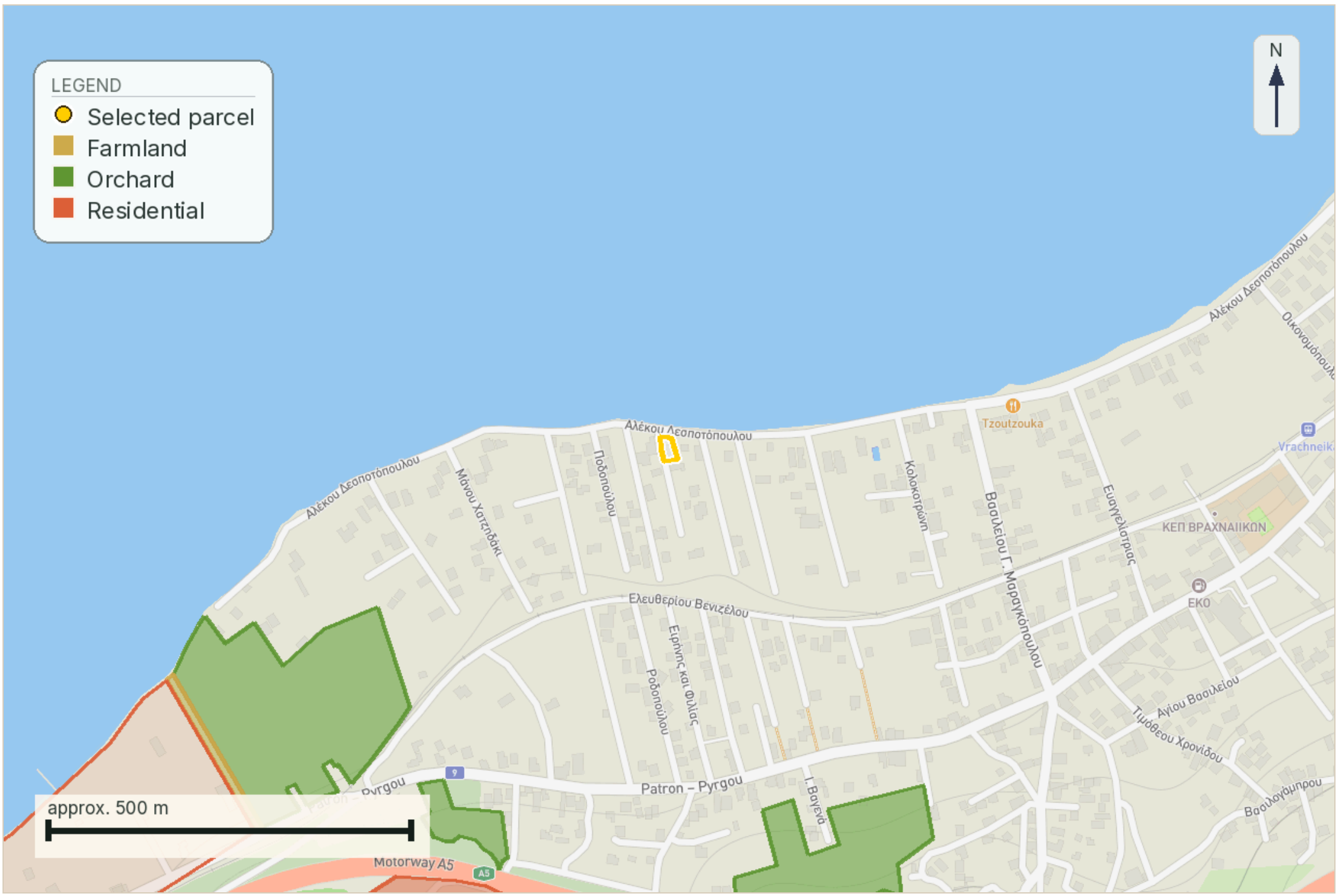


FIG. 1.2 — Planning & permitted use

OpenStreetMap land use + OpenStreetMap administrative boundary; the area-wide general municipal plan is not published as a browsable online map.

Context only

Statutory plan not published

Statutory plan not published in connected source

Analyst read

- The land cover here comes from OpenStreetMap, which is community mapping rather than an official planning designation, so the plan status stays open.
- No intersecting feature was returned by this query.
- This does not establish the statutory planning regime or a binding building envelope.
- The surroundings are mixed, so the area's character is a site-visit question, but mapped land cover is not the statutory planning zone.

1.1 Parcel identity & geometry

- **Area — 585 m² (0.059 ha)**
  Working figure from the cadastre. Only a stamped topographic plan makes an area binding, and this screen does not have one.
- **Perimeter — 99.6 m**
  Pegged corners on the ground settle the true boundary length.
- **Overall length — 36.1 m**
  Drives how a building footprint can sit on the plot.
- **Overall width — 19.1 m**
  The outline's widest span, NOT the legal frontage on a public road, so it does not answer the minimum-frontage threshold; a surveyed frontage settles that.
- **Shape index — 1.16 (1.0 = circular)**
  The more elongated the shape, the more the setbacks eat the envelope.
- **Vertices — 9**
  Each corner should match the official extract's vertex list.
- **Coordinates (WGS84) — 38.165564, 21.662000**
- **Report takeaway — The topographic diagram is the surveyor's working record for the parcel boundary, levels and proposed footprint; the map here is only a screening aid, not a stamped survey.**
- **Further reading — How to read a topographic diagram (τοπογραφικό διάγραμμα): the survey sheet, callout by callout — landcheck.gr/en/guide/topographic-diagram-greece**
- **KAEK — 060500142028**
  Match the code on the official cadastral extract, letter for letter.
- **Registry area — 585 m²**
  The deed and a surveyed plan must state the same area.
- **Source dataset — data.gov.gr cadastre-parcels / Γεωτεμάχια Δυτικής Ελλάδας**
  An official Ktimatologio extract outranks this public snapshot.
- **Data date — 2025-11-25**
  Anything registered after this date will not show here.
- **Report takeaway — cadastral register — The KAEK identifies the exact cadastral parcel. Compare its geometry and area with the deed and topographic diagram; a mismatch needs a lawyer and surveyor before any deposit.**
- **Further reading — cadastral register — KAEK and the Greek cadastre: reading the code, and the deadline behind it — landcheck.gr/en/guide/kaek-cadastre-explained**

Source: data.gov.gr cadastre-parcels / Γεωτεμάχια Δυτικής Ελλάδας + Hellenic Cadastre parcel vector · Pulled 2026-10-30

1.2 Planning & permitted use

- **Administrative unit — Perifereiaki Enotita Achaias; Municipal Unit of Vrachneika**
  Request the general urban plan / local spatial plan (ΤΠΣ / ΓΠΣ) from this municipality.
- **Parcel's own land use — No mapped land-use area covers the parcel (nearest ~443 m).**
  Ground cover only; the legal zone comes from the statutory plan, not from community mapping.
- **Nearest land uses — Orchard ~443 m, Residential ~634 m, Farmland ~732 m**
  These are the three nearest distinct mapped land-use classes by distance; they show the area's character, not this parcel's building rights.
- **General municipal plan — The area-wide plan is not published as a browsable online map; if the parcel is confirmed to sit inside an approved plan, its binding building terms are read on the buildability and official-planning pages.**
  Ask the municipality / e-Poleodomia for the area-wide land-use zones and building coefficients (Σ.Δ, κάλυψη, ύψος) that legally bind this parcel.

Source: OpenStreetMap land use + OpenStreetMap administrative boundary; the area-wide general municipal plan is not published as a browsable online map. · Pulled 2026-10-30

1.3

Building envelope & lines

The official settlement boundary of Vrachneika, set by a Prefect's Decision published in Government Gazette (FEK) 297/D/1988, contains the report point. The nearest published plan line is about 144 m east of that point. Distance from a line does not establish inclusion in or exclusion from a street plan; the planning office (ΥΔΟΜ) must reconcile the applicable acts and parcel-specific terms with the survey.

SOURCE	METHOD	PULLED	GEOMETRY
e-Poleodomia / Unified Digital Map planning layers	**ArcGIS REST envelope query returning plan-line geometry**	**2026-10-30**	**nearest planning line searched within ~300 m of the coordinate, every street/building/other line and the settlement boundary across the map frame drawn to scale**



FIG. 1.3 — Building envelope & lines

e-Poleodomia / Unified Digital Map planning layers.

—

FAR / coefficient

Not published by the returned e-Poleodomia layer · Official plan term

—

Height limit

Not published by the returned e-Poleodomia layer · Engineer confirms

Analyst read

- Public-data context read for the parcel; the binding document still comes from the responsible professional.
- The public planning file supplies mapped street and building lines, but exposes neither the floor-area ratio nor the height limit.
- Draw the concept from the official street/building line rather than the cadastral edge, and make the engineer reconcile the decree, frontage and current plan extract before deposit.

Official municipal plan and land use

- **Planning polygon — The planning portal (e-Poleodomia) publishes no land-use or building-term polygon at this point.**
  A missing land-use polygon does not override a returned official settlement boundary. Retain that separate boundary finding and ask YDOM to confirm the operative local terms, surveyed boundary and any street-plan inclusion.
- **Report takeaway — A land-use designation describes the planning regime, not an automatic right to build. The current plan and its written terms must be checked with the competent planning office and engineer.**
- **Further reading — Planning terms and land use in Greece: reading building terms (όροι δόμησης) and checking them yourself — landcheck.gr/en/guide/land-use-zoning-greece**
- **Returned planning eligibility terms — minimum area 1,000 m²; minimum frontage 15 m; FEK 297/D · 1988-04-12. These are the returned settlement terms of the local planning act the portal returned (FEK 297/D). The official settlement boundary contains the report point; YDOM must reconcile the surveyed parcel, operative local minimum and any exception. Street-plan inclusion remains a separate question.**
  Returned by e-Poleodomia, but not a buildability verdict: YDOM and the licensed engineer must resolve which rule applies to the surveyed parcel before deposit.

Source: e-Poleodomia / Unified Digital Map planning layers · Pulled 2026-10-30

Strategic and spatial planning tier

- **National / regional frameworks — Special and Regional Spatial Frameworks (ΕΧΠ / ΠΧΠ).**
  Published in the Government Gazette (FEK); check for a framework that covers this area.
- **Regional unit — Achaia (covers the municipality of Patras)**
  Regional-tier planning; ask the Region (Περιφέρεια) that this unit belongs to.
- **Region — Western Greece**
  Regional frameworks and the regional planning office apply at this level; confirm the current instrument for the parcel.
- **Municipality (δήμος) — Municipal Unit of Vrachneika (municipal unit; the municipality it belongs to was not returned)**
  Search e-Poleodomia or the competent cadastral office, using the parcel's KAEK, to establish which municipality it belongs to and which plan governs it.
- **Where it is published — FEK (et.gr) and Diavgeia (diavgeia.gov.gr).**
  Planning acts and municipal decisions are searchable there by area and date.

Source: Administrative units from OpenStreetMap (queried); the plan-instrument names and publication venues are general Greek statutory-framework references. · Pulled 2026-10-30

1.3 Building envelope & lines

- **Street line (ρυμοτομική) — The map draws every street line e-Poleodomia publishes in its area (312 segments). The nearest is about 144 m from the report point.**
  This is nearby statutory linework, not proof that a line crosses or controls this parcel. An engineer must overlay it on the current topographic survey.
- **Planning regime at the plot — e-Poleodomia layer 22 (defined settlement boundary) contains the report point: Vrachneika, set by a Prefect's Decision published in FEK 297/D/1988. The nearest line of the approved street plan is about 144 m east of the report point; this distance does not establish whether the parcel is inside or outside the street plan. Read on 30 October 2026.**
  Both are digitised from the published sheets. Ask the planning office (ΥΔΟΜ) for the delimitation act and the building terms it sets for this zone; if the plot is within a few metres of the boundary, the survey decides which side it is on.

1.3 Building envelope & lines (continued)

- **Plan-line registration — Most of the published lines sit up to about 35 m off the mapped streets (OpenStreetMap): the digitised plan sheet does not register with the built road grid here, so the distance above is indicative only.**
  Ask the municipal planning office for the current plan sheet and have the engineer overlay it on the topographic survey; rely on no line from this map until then.
- **Building line (οικοδομική) — 19 nearby segment(s) mapped; their plan record carries a front setback (πρασιά) of about 3 m.**
  Do not apply this setback to the selected plot unless the planning office and engineer confirm that the same plan and linework govern its exact KAEK.
- **Nearby linework — governing plan — Statutory planning act (Τροποποίηση εγκεκριμένου σχεδίου πόλεως Βραχναΐϊκων, στα Ο.Τ. 51, 45, 39 και των χώρων που περιβάλλονται με πράσινη γραμμή και αριθμούνται Ο.Τ. 52, 46, 40 και 34 του Δήμου Βραχναΐϊκων (Ν. Αχαΐας) περί την ζώνη διέλευσης της σι- δηροδρομικής γραμμής Πάτρας - Πύργου)**
  This is the statutory act attached to the returned nearby lines; quote it to the municipal planning office, but first confirm whether it governs the selected parcel.
- **Legal basis — Prefect's Decision · FEK 284/AAP · 2007-07-04; diagram 125811FT000284AAP-2007**
  The exact instrument and gazette (ΦΕΚ) reference an engineer should cite when confirming the binding lines.

Source: e-Poleodomia / Unified Digital Map planning layers · Pulled 2026-10-30

Official building parameters

- **Building coefficient / FAR — Not published by the returned e-Poleodomia layer**
  Indicative floor-area envelope not calculated.
- **Maximum height / floors — Not published by the returned e-Poleodomia layer**
  Height still depends on local plan text, roof form, street line and engineer interpretation.
- **Coverage coefficient — 60%. Source: e-Poleodomia coverage layer 18.**
  Coverage limits the building footprint; setbacks and building lines can reduce it further.
- **Building system — 1) Minimum building distance from the rear and side boundaries at least 2.5 m**
  Usually points to the Greek building code / N.O.K. plus the local plan.
- **FEK / publication — FEK 289/AAP · 2011-11-04**
  This reference is what a local engineer should cite in a written buildability opinion.

Official plot regularity and frontage

- **Standard rule (κατά κανόνα) — minimum area 1,000 m²; minimum frontage 15 m**
  Parcel area is below this threshold; engineer must confirm exceptions or non-buildability.
- **FEK / publication — FEK 297/D · 1988-04-12**
  Use this FEK in the engineer's written opinion.

1.4

Coast & water limits

The map shows the restriction-bearing features nearest the parcel; the table turns each measured distance into the legal check a buyer must make. Nothing here certifies a restriction; it flags where one is likely to exist.

SOURCE	METHOD	PULLED	GEOMETRY
OpenStreetMap (coastline, streams, forest) + Greek Archaeological Cadastre; distances measured from the parcel.	**public-data GIS query and screening**	**2026-10-30**	**measured against selected parcel/location**



FIG. 1.4 — Coast & water limits OpenStreetMap (coastline, streams, forest) + Greek Archaeological Cadastre; distances measured from the parcel.

17 m

Coast distance
measured

4.6 km

Watercourse distance
measured

Analyst read

- Source coverage: Low for “Formal and legal restrictions” — a screening result from mapped or published data, not a reading taken on the plot itself.
- Distances are measured to mapped features; the legal shore and stream lines come from the official demarcation, not from this map.
- No intersecting feature was returned by this query.
- The mapped coastline is 17 m away, which does not establish a building setback.

1.4 Coast & water limits

- **Decision band · stop / exit — STOP / EXIT IF CONFIRMED — 1. the forest map (δασικός χάρτης) (forest ground), 2. declared for reforestation or afforestation (αναδασωτέα ή δασωτέα έκταση), 3. the foreshore zone (αιγιαλός), 4. the beach zone behind the foreshore (παραλία), 12. frontier zone without the required prior permission.**

  Make no non-refundable payment until the official parcel document closes every applicable item.

- **Decision band · consent / redesign — CONSENT / REDESIGN / DELAY — 5. watercourse (ρέμα), 6. archaeological Zone A / Zone B (αρχαιολογική ζώνη A / B), 7. the EU protected-areas network (Natura 2000), 8. Residential Control Zone (Zone of Residential Control (ZOE)), 9. permitted land uses (χρήσεις γης), 10. classified-road building line, 13. designated extraction zone (λατομική περιοχή).**

  Usually not an automatic ban: obtain the instrument, competent consent, footprint effect and time/cost consequence.

- **Decision band · title / public works — TITLE / PUBLIC-WORKS GATE — 11. compulsory expropriation (αναγκαστική απαλλοτρίωση). STAGE: this report did not read a parcel declaration, compensation-fixing application or provisional-compensation decision. It therefore calls the stage UNKNOWN rather than treating the expropriation as live or lifted, and has no published start date from which to calculate time remaining.**

  CLOCKS: lifting by operation of law after 18 months from publication of the provisional-compensation decision if not completed, or mandatory revocation after 4 years from the declaration with no compensation-fixing application or settlement; Law 2882/2001 art. 11(2)–(3). The lawyer obtains the file's Gazettes and dates.

- **declared for reforestation or afforestation (αναδασωτέα ή δασωτέα έκταση) — The separate AN class in the forest-map legend, titled land to be reforested or afforested (αναδασωτέες ή δασωτέες εκτάσεις). It can record restoration of destroyed forest or land designated for afforestation, so the flag alone does not establish a fire history and bare ground does not clear it; under Law 1892/1990 art. 114, covered structures and installations face demolition. Obtain the declaration and any lifting decision before treating the land as released.**

  Competent authority: The Secretary General for Forests (Γενικός Γραμματέας Δασών) · Ministry of Environment and Energy (ΥΠΕΝ). That is who you ask for this in writing.

- **Mapped coastline — The mapped coastline is ~17 m from the parcel boundary.**

  Physical distance only. A building setback is undetermined until the official foreshore and beach boundary lines are obtained and placed on the parcel survey.

- **Tree cover (community map) — Wooded land ~736 m (beyond 100 m band).**

  This is a coarse community-map polygon; the tree-cover page reads finer 10 m satellite pixels, so the two distances measure different things and need not match. Check the forest map for forest character; it limits building and transfer.

- **Archaeological protection — None within ~1 km cadastre envelope.**

  Confirm with the local Ephorate before any works.

- **Title and easements — Cannot be checked automatically.**

  Title search at the Land Registry (Κτηματολόγιο) + lawyer for mortgages, claims, rights of way.

- **Plan status (εντός/εκτός) — Not confirmed here.**

  Engineer confirms in/out town-plan status and the buildable envelope.

- **Mapped natural watercourse (ρέμα) — OpenStreetMap records a river ~4.6 km away.**

  This establishes a mapped natural feature, not a delimitation act or a legal building setback.

- **Watercourse delimitation status — On 2026-10-30, a delimitation act was not found at the coordinate in the e-Poleodomia delimitation layers.**

  This is not proof that no delimitation act exists; check the Law 4258/2014 art. 6 database and the competent Decentralised Administration.

- **Temporary delimitation route — For the temporary delimitation needed to build near an undelimited stream: apply to the building authority (ΥΔΟΜ), commission a hydraulic study of the whole upstream catchment and draw the T=50 flood lines on a topographic plan.**

  The Regional Technical Service checks and endorses the study and plan — Law 4258/2014 art. 5(2). No national metre setback is stated here.

Source: OpenStreetMap (coastline, streams, forest) + Greek Archaeological Cadastre; distances measured from the parcel. · Pulled 2026-10-30

1.4 Coast & water limits (continued)

- **Report takeaway — Forest, archaeological, Natura, stream and other protection layers can each constrain the footprint; none is cleared by a generic map result. Keep the applicable official act and the engineer's interpretation together.**
- **Further reading — Everything that can stop you building in Greece: the restriction stack — landcheck.gr/en/guide/what-restricts-building-in-greece**

Source: OpenStreetMap (coastline, streams, forest) + Greek Archaeological Cadastre; distances measured from the parcel. · Pulled 2026-10-30

Official shoreline, stream and plan-line checks

- **Official planning source — Unified Digital Map public query**
  Open the official public query
- **Settlement boundary — The coordinate is returned by a settlement boundary layer.**
  If nearby rather than intersecting, a surveyor should still check the official linework before design.
- **No official line at the plot — None of these intersect at the coordinate: Aigialos/paralia lines, Aigialos/paralia zone, Stream delimitation, Out-of-plan polygon.**
  A useful negative; a surveyor still checks the official linework if any runs nearby.

Source: e-Poleodomia / Unified Digital Map planning layers · Pulled 2026-10-30

Planning protection and architecture zones

- **Not returned at the plot — These e-Poleodomia layers returned nothing at the report point: Expropriation zone, Reserved for public/common use, Forest area (planning layer), Planning protection zone, Zone of Residential Control (ZOE), Archaeological zone, Listed / preserved building.**
  Natura 2000 evidence is assessed separately in the dedicated EEA Natura 2000 screen, which records no mapped on-parcel overlap.

Out-of-plan buildability (legal)

- **What we checked — The legal confirmation beyond our geometric pre-check; a Greek engineer issues the buildability opinion.**
  This is a report checklist item, not a live parcel-level source read.
- **inside a settlement boundary (εντός οικισμού) — Land within a delimited settlement. The 1985 decree continues to govern until that settlement's own delimitation decree is published, under Law 5306/2026 article 247 paragraph 3; after publication, this chapter's settlement provisions govern, including the ZAO and PECh categories in article 234. The applicable decree, Gazette and category must therefore be established for this parcel rather than inferred from mapped buildings.**
  Competent authority: The municipal planning office (ΥΔΟΜ). That is who you ask for this in writing.
- **Regime together with its instrument — Obtain the approved street plan, the settlement-delimitation decree (including the separate lawful pre-1923 settlement-without-plan class), or official confirmation that neither covers the parcel.**
  Law 5306/2026 arts. 226–248 and art. 251(1). An empty digitised layer is not a negative finding.
- **The two-limb test — Area: 585 m². The ordinary rule requires 4,000 m² AND 25 m lawful frontage on a recognised public road; a mapped road line does not establish the second limb.**
  Law 5306/2026 art. 251(1)(a). The agricultural/forest-road exceptions concern article 252–253 uses and mountain refuges, not an ordinary dwelling.

Source: No public parcel-level dataset connected · Pulled 2026-10-30

1.4 Out-of-plan buildability (legal) (continued)

- **Derogation — At 585 m² the plot falls below the smallest article 273 area tier (750 m²), so the small-plot derogation route out of plan is not open to it.**
  Do not rely on this derogation for the proposed build. Ask your engineer and YDOM for written confirmation of any different basis — in-plan status or a settlement boundary — before committing to that proposal.
- **Residual ground after setbacks — A 15 m negative buffer on the cadastral outline leaves about 0 m² (screening negative-buffer estimate on the concave cadastral outline).**
  Law 5306/2026 art. 251(4)(a). The tied survey and special lines govern.
- **Lawful creation / seller's remainder — Public layers do not read the deed chain or a subdivision from a larger holding.**
  Law 5306/2026 arts. 280–283: the engineer states on the transfer survey whether the plot and, where applicable, the seller's remainder meet the terms.
- **Binding certificate — STAGE: this report has no application or filing date. CLOCK after a complete application: YDOM issues the building-terms certificate within 10 days and checks the survey.**
  Law 5306/2026 art. 324(2)(b); the engineer must also declare that the terms have not changed.
- **YDOM refusal · stage and clocks — STAGE: this report publishes no refusal, service date or date of full knowledge for this parcel. If a refusal exists, the exclusive appeal period to the Regional Council for Planning Issues and Disputes (ΠΕ.ΣΥ.ΠΟ.Θ.Α.) is 30 days from service or full knowledge; file at the refusing YDOM's protocol office with a EUR 50 fee.**
  Law 5306/2026 art. 459(5)–(6); then an annulment application to the Council of State within 60 days under Presidential Decree 18/1989 art. 46.
- **Blocking layers — Forest status, archaeology, shore/beach lines, streams and a special plan can block building regardless of area.**
  CRITICAL — Where this report says a source could not be read, get the competent authority to answer in writing before you pay a deposit; an empty layer is not a clear plot.
- **Report takeaway — Inside-plan, settlement and out-of-plan plots follow different buildability rules. For an out-of-plan plot, minimum area and legal frontage on a recognised public road are central questions for the engineer.**
- **Further reading — In-plan vs out-of-plan land in Greece: what you can build — landcheck.gr/en/guide/in-plan-vs-out-of-plan-greece**

Source: No public parcel-level dataset connected · Pulled 2026-10-30

Coastal zone, setback and shoreline (αιγιαλός)

- **Mapped coastline distance — ~17 m to the nearest mapped coastline. Measured from the cadastral parcel boundary.**
  Measured from the cadastral parcel boundary. This is a physical map measurement only; it does not locate an official shore boundary or establish a building setback.
- **Aigialos (αιγιαλός) — The official source returned 1 published aigialos line segment within 4 km.**
  Law 5092/2024 art. 6(1), (3), with the definition in art. 3: public domain and common use, with construction prohibited outside the specifically listed exceptions. A surveyor must place the current decision and stamped diagram against the parcel.
- **Paralia (παραλία) — The official source returned 1 published paralia line segment within 4 km.**
  Law 5092/2024 art. 3(c): a separate zone fixed only where the committee determines it is needed; 50 m is a ceiling, not a default. Article 6 makes it public domain and prohibits construction, while art. 5(11) permits expropriation and starts a two-year works freeze on publication.
- **Former shore (παλαιός αιγιαλός) — The sparse e-Poleodomia layer published no geometry for this search (former-shore line) within 4 km.**
  Law 5092/2024 art. 6(5): the State's private property and title evidence; beside an untouched beach it returns to the public domain and cannot carry private rights. Obtain the public-property file and reconcile the title chain. This describes what the layer published; it does not mean that no legal delimitation exists. Obtain the current decision and stamped diagram from the State Property Service.

Source: Offline national coastline (LandCheck geobase, OSM-sourced) for physical distance; e-Poleodomia/State Property Service official boundary lines are required separately before any legal setback can be determined. · Pulled 2026-10-30

1.4 Coastal zone, setback and shoreline (αιγιαλός) (continued)

- **Port zone (ζώνη λιμένα) — No nationwide machine-readable port-zone boundary register is connected; this report has no geometry for this search.**
  Law 2971/2001 arts. 18–22: a separate land/sea port zone; private parcels inside it face compulsory expropriation. Check the current FEK and diagram with the competent port authority.
- **Building setback — Both aigialos and paralia geometry were returned, but the coastline measurement does not set a building setback; reconcile them with the current decision and parcel survey.**
  Do not size or value a buildable envelope until the official boundary lines exist in the transaction file and a surveyor has placed them against the parcel.
- **Governing law — Current definitions, the demarcation framework and the construction ban are in Law 5092/2024 arts. 3, 5 and 6. Law 2971/2001 art. 8(1) remains in force: for property within 100 m of the coastline, the aigialos and paralia must be determined before a building permit is issued, on pain of nullity.**
  Law 5092/2024 art. 23(1) transitionally retains the procedural application of Law 2971/2001 arts. 4–7 until the decree under art. 22(2); the mapped coastline does not substitute for the official boundary lines.

Source: Offline national coastline (LandCheck geobase, OSM-sourced) for physical distance; e-Poleodomia/State Property Service official boundary lines are required separately before any legal setback can be determined. · Pulled 2026-10-30

- **What we checked — The public shoreline zone is state land where building is banned; the demarcation line is set by committee, not by the water's edge.**
  This page is a live source read at the plot, not only a checklist item.
- **Official demarcation geometry — e-Poleodomia returned 1 aigialos and 1 paralia line segments in a 4 km search box around the plot. The nearest of them is ~4.1 km from the parcel — the distance the map prints. The most recent published decision on file is dated 2023-06-16.**
  The map shows the published linework; the surveyor must place the legally current line against the stamped parcel survey.
- **Why it matters — Law 5092/2024 art. 3 defines aigialos and paralia as distinct land zones; art. 6(3) bans buildings, structures and unpermitted or unlawfully permitted alterations on them, subject to the specifically listed exceptions.**
  A boundary that touches or crosses the demarcation line can lose part of the plot and any structure on it.
- **Proximity here — This plot sits about ~44 m from the nearest monitored bathing water. That is close to the sea.**
  This is the nearest official bathing-water monitoring point, not the shoreline itself — the coastline is measured on the coastal-setback page and is usually closer; the legal shore-zone (αιγιαλός) line is set separately by committee.
- **The demarcation line — The official aigialos and paralia lines are determined by the committee under Law 5092/2024 art. 5 and are not necessarily where the water meets the sand.**
  Ask whether the line is demarcated (καθορισμένος) for this stretch and where it runs relative to the plot.
- **Setbacks beyond the line — Extra building setbacks often apply landward of the shoreline zone.**
  A coastal plot can be far less buildable than its area suggests.
- **What to instruct — Have your lawyer and surveyor confirm the shore-zone (αιγιαλός/παραλία) demarcation against the plot boundary.**
  Do this before you value the plot on its sea frontage.
- **Report takeaway — The foreshore zone (αιγιαλός) and beach zone behind the foreshore (παραλία) lines can prohibit building or require a setback. If the line is not officially delimited, its exact position remains an unresolved cost and design risk until the authority and surveyor confirm it.**
- **Further reading — The coastal zone (αιγιαλός): buying near the sea in Greece — landcheck.gr/en/guide/coastal-zone-aigialos-greece**

1.5

Forest-map status

If the state's forest map treats the plot as forest, building and clean transfer can be blocked — even if it looks like scrub today. None of the usual portals check this. This page reads the official viewer at the exact plot where available and tells a buyer where to confirm the legal status and administrative stage in writing before any deposit.

SOURCE	METHOD	PULLED	GEOMETRY
Hellenic Cadastre forest-map viewer (δασικός χάρτης)	**official forest-map viewer read and published coverage check**	**2026-10-30**	**exact parcel if KAEK is available; otherwise report coordinate**

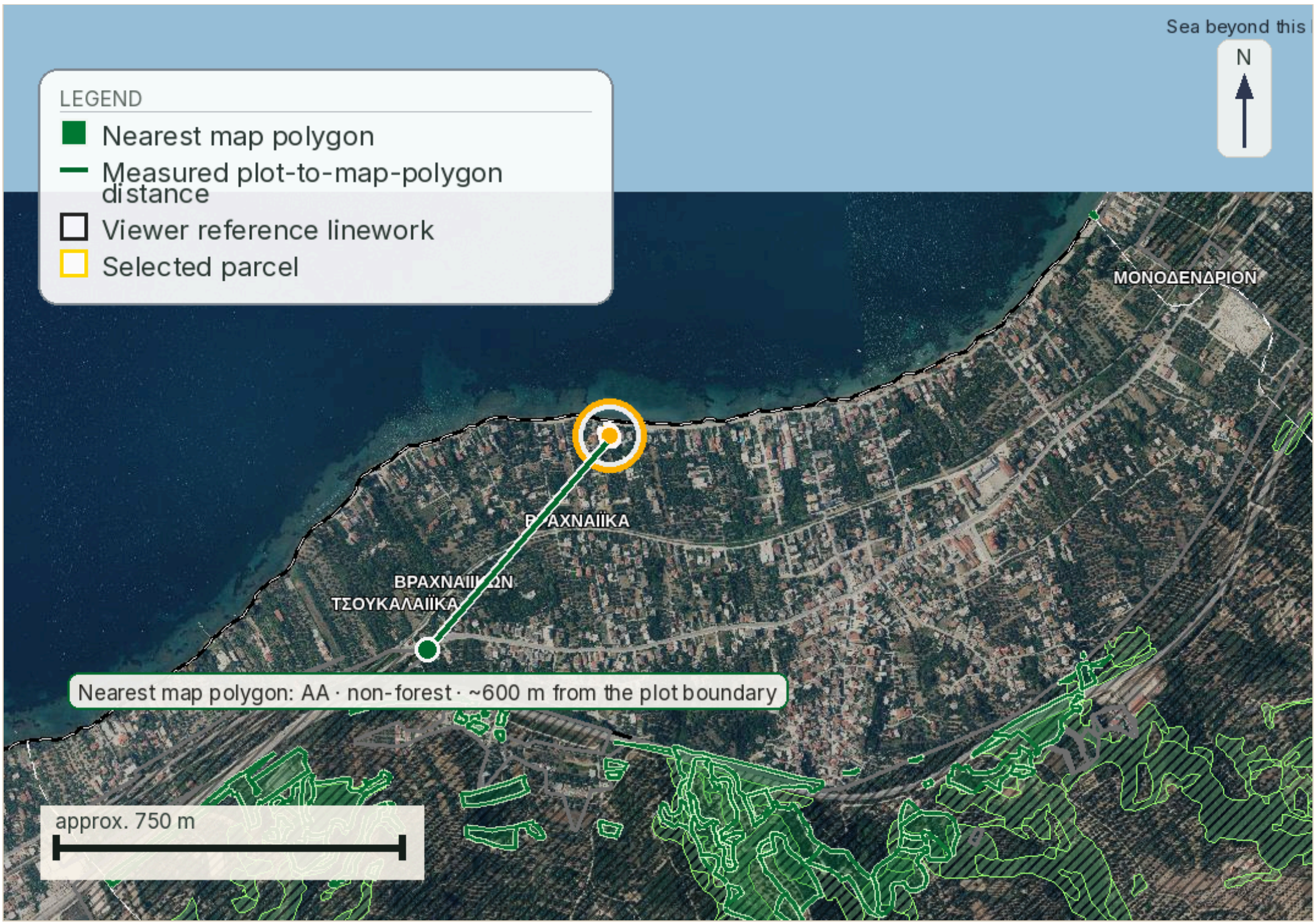


FIG. 1.5 — Forest-map status

Hellenic Cadastre forest-map viewer (δασικός χάρτης).

ELEVATED

Forest-map risk

Our risk band; the viewer returned no character code

Analyst read

- Pause on the forest question.
- The official viewer returned no character code at this boundary parcel; a separate land-cover screen reads the point as non-forest.
- Treat that as an open question rather than a favourable answer: a satellite land-cover screen is evidence about vegetation, never about legal classification.
- Have the competent Forestry Directorate (Διεύθυνση Δασών) confirm the applicable document route for this KAEK and have the surveyor reconcile the official boundary before you rely on buildability or pay anything non-refundable.

1.5 Forest-map status

- **Official forest-map viewer — this plot — The official viewer returned that no forest map is posted over this parcel and returned no character code. This is not a non-forest finding. Obtain an individual characterisation act, or written confirmation from the competent Forestry Directorate, before any deposit. Viewer jurisdiction returned by the service: ΑΧΑΙΑΣ / ΒΡΑΧΝΑΙΙΚΩΝ. The map authority is the competent Forestry Directorate for that jurisdiction; the viewer does not print a separate office name. Romanised: Achaia / Vrachneika.**

  The viewer returned that the map is not posted over this parcel; any retained overlay geometry is framing context only, not a characterisation.

Source: Hellenic Cadastre forest-map viewer (δασικός χάρτης) · Pulled 2026-10-30

- **Ratified polygons against the plot — The nearest ratified forest-map polygon lies about 601 m from the plot boundary. The ratified map gives that polygon code AA (other-form / non-forest).**

  Ask the competent Forestry Directorate for the official extract covering the whole boundary, and the surveyor to plot the polygon edge against the parcel corners. Measured in the same projection as the map on this page: geometry only, not a characterisation.

- **Physical land-cover screen — Satellite/land-cover evidence is physical cover, not the legal forest character. The official viewer result above controls the legal question; neither olive trees nor bare ground overrides it.**

  Law 3889/2010 arts. 13 and 20; no satellite dataset has legal-character authority.

- **Confirm in writing — Where the statutory prerequisites apply to a purchase, Law 3889/2010 makes the competent Forestry Directorate (Διεύθυνση Δασών) the certificate office; this viewer does not establish that they apply to this parcel. An extract is diligence evidence, not the notarial certificate.**

  Law 3889/2010 art. 20(4)–(5), as amended by Law 5037/2023 art. 213.

- **Burden of proving private title — The viewer's administrative fields place this parcel in ΑΧΑΙΑΣ / ΒΡΑΧΝΑΙΙΚΩΝ, outside the listed territorial exceptions; in a forest-land dispute with the State, the private party carries the burden of proving title.**

  Law 998/1979 art. 62, as replaced by Law 4280/2014 art. 37(1), with the Dodecanese amendment in Law 4821/2021 art. 110. Exceptions: First Instance Court districts of the Ionian Islands and Crete; Lesvos, Samos, Chios, the Cyclades, Kythira/Antikythira, Mani; and the Dodecanese except islands where the cadastral regulation applies.

- **Objection and correction clocks — The statute gives a posted-map objection 105 days from its announcement, plus 20 days for permanent residents abroad; after community objections are heard, the Forestry Directorate has two months for correction/endorsement. An annulment application against the ratification decision lies to the Council of State within two months from Gazette publication.**

  The viewer publishes none of these dates or this parcel's stage, so the report cannot say that any clock is open. Obtain the announcement and decision from the competent Forestry Directorate. Law 3889/2010 art. 15(1), as replaced by Law 4462/2017 art. 2(1); Law 3889/2010 art. 19(1); Law 3889/2010 art. 19(5) and Presidential Decree 18/1989 art. 46.

- **Why it matters — If the state's forest map classifies the plot as forest or AN, building and a clean transfer can be blocked — even if it looks like scrub or olive grove today.**

  CRITICAL — Past clearing does not remove a legal forest status.

- **What to instruct — Have your lawyer and a forester confirm the forest-map character for the exact plot in writing before any deposit.**

  It costs little to check before purchase and a lot to miss.

1.6

Access & buildability verdict

NOT DETERMINED

This page measures the nearest road recorded in OpenStreetMap and describes its physical class. That class is not a Greek legal classification, and an agricultural track can reach the boundary while missing from the data. Legal frontage is a separate check.

SOURCE	METHOD	PULLED	GEOMETRY
OpenStreetMap road network by class. Physical-proximity screen only; it establishes neither legal public-road character, frontage nor a right of way.	**public-data GIS query and screening**	**2026-10-30**	**measured against selected parcel/location**



FIG. 1.6 — Access & buildability verdict

OpenStreetMap road network by class. Physical-proximity screen only; it establishes neither legal public-road character, frontage nor a right of way.

0 m

Nearest road

residential street · measured

409 m

Through road

secondary road · measured

Analyst read

- A road recorded in OpenStreetMap lies 0 m from the parcel boundary and the first through road 409 m away.
- Within settlement limits under a published planning act · FEK 297/D, not out of plan.
- That settles physical proximity only; it does not establish legal public-road status, frontage or a right of access.
- The settlement's own delimitation decree decides whether the still-operative 1985 range (300–2,000 m²) or a re-delimited Zone A/B/B1, ZAO or PECh regime applies; no single national minimum can be assigned.

FOREST-MAP RISK · KAEK 060500142028

FOREST-MAP RISK

Physical land-cover screens do not flag forest cover, but the official character code is still unresolved; verify it before deposit.

ELEVATED

NOT RESOLVED · THIS PLOT
this parcel's code
Obtain the official extract.

ΔΔ · ΔΑ · ΑΔ · ΑΑ
forest / other-form photo pairs
first: 1945; second: later reference

ΧΧ · ΧΑ · ΑΧ
grassland photo pairs
X = grassland; same time order

ΠΔ · ΠΑ · ΠΧ
final characterisation acts
forest / non-forest / grassland

1 Open the viewer

https://gis.ktimanet.gr/gis/forestsuspension · Official forest-map viewer (Δασικοί Χάρτες)

2 Enter KAEK

060500142028

3 Read the plot code

Record the character code printed over the parcel

4 Confirm in writing

Where the statutory prerequisites apply to a purchase, Law 3889/2010 makes the competent Forestry Directorate (Διεύθυνση Δασών) the certificate office; this viewer does not establish that they apply to this parcel.

1.6 Access & buildability verdict

- **Buildability verdict — NOT DETERMINED. All 5 gates behind this verdict are still unanswered in public data: plan status, the forest map, the coast and water limits, road frontage and the building terms.**
  A public-data screen, not a permit opinion: the engineer's written terms decide.
- **Nearest road — 0 m from the plot boundary (residential street); this is the nearest notable road recorded in OpenStreetMap.**
  The measurement runs from the mapped centreline to the parcel boundary. The OpenStreetMap class describes physical form and mapped use, not legal public-road character or frontage. An unmapped agricultural track can run right to the parcel boundary without appearing in the data at all.
- **Nearest mapped path — 380 m from the parcel boundary (path); walking-path evidence is separate from the motor-road candidate.**
  A path does not establish vehicle access, public-road status or legal frontage.
- **Closest through road — 409 m to the closest secondary road-class road.**
  Sets drive time to town, services and the national network.
- **Physical, not legal, access — OpenStreetMap shows a mapped road object; it proves neither a right to use it, legal public character nor frontage.**
  A municipal certificate or minute calling a road municipal or communal has no legal effect, is not an enforceable administrative act and does not bind the planning authority (Council of State 273/2016, Council of State 665/2018). It is only factual context for the file. The municipal planning office (ΥΔΟΜ) decides the question incidentally when exercising its own power; disputed public use is finally settled in the civil courts. Road recognition requires a competent state act under Law 5306/2026 art. 251(1)(a) (Government Gazette A 88/8.6.2026; formerly Law 3937/2011 art. 20(15), as replaced by Law 4819/2021 art. 166; Council of State 848/2018).

Source: OpenStreetMap road network by class. Physical-proximity screen only; it establishes neither legal public-road character, frontage nor a right of way. · Pulled 2026-10-30

1.6 Access & buildability verdict (continued)

- **Building lines along classified roads — Presidential Decree 209/1998 art. 2 gives this out-of-plan reference schedule: Basic National 60 m from the axis and at least 40 m from the road boundary; Secondary National 45 m from the axis and at least 30 m from the boundary; Tertiary National 30 m; Primary Provincial 20 m; Secondary Provincial 15 m. The same article has reduced inside-settlement figures and applies the greater distance where rules overlap.**
  This report does not establish the road's Greek classification and applies none of these distances to this plot. An OpenStreetMap highway=trunk or highway=primary tag is not a Greek road classification. The competent road authority must confirm the classification and current building line in writing. The decree's wider regime was amended by Presidential Decree 221/1999 and YPEXODE circulars 3/2000 and 31/2000; this report has not read those amendment and circular texts.
- **Survey-sheet date and KHD — Ask the seller for the survey sheet's compilation date and its Electronic Diagram Code (KHD / ΚΗΔ).**
  For a diagram compiled on or after 16 July 2018, verify the KHD. Do not assume a survey sheet is always attached: the engineer tests the Law 5293/2026 art. 16 exemption using the title area; for out-of-plan land, keep the survey sheet as an open request unless that exemption is documented.
- **Road or widening expropriation — Ask in writing whether a declared compulsory or planning expropriation for a road or widening affects this KAEK.**
  Request the cadastral diagram and declaration from the municipality's technical service and the Region. This OpenStreetMap screen does not read that file.
- **Report takeaway — A dirt track, field margin or neighbour's permission is not the same as legal frontage on a public road. Confirm the road's legal status in the municipal record and on the survey before relying on access for a permit.**
- **Further reading — Legal road access in Greece: what πρόσωπο σε κοινόχρηστη οδό means, and how a road becomes public — landcheck.gr/en/guide/legal-road-access-greece**

Source: OpenStreetMap road network by class. Physical-proximity screen only; it establishes neither legal public-road character, frontage nor a right of way. · Pulled 2026-10-30

Can you build on this plot?

- **Can you build here? — Within settlement limits under a published planning act · FEK 297/D, not out of plan. The settlement's own delimitation decree decides whether the still-operative 1985 range (300–2,000 m²) or a re-delimited Zone A/B/B1, ZAO or PECh regime applies; no single national minimum can be assigned.**
  The single most important read in this report; it drives the page verdict and the summary.
- **How sure this is — Medium — a planning layer was read, but the exact in/out-of-plan status is not yet confirmed at this point.**
  Confidence reflects the data behind the verdict, not a promise.
- **Building terms read from the plan — coverage 60%; missing — FAR; height; storeys.**
  Sources: e-Poleodomia coverage layer 18.
- **Who confirms this — The YDOM supplies the settlement delimitation decree and its gazette; an engineer then applies that decree's exact zone, minimum area, frontage and building terms to the survey.**
  The named professional turns this preflight read into a binding answer.
- **The hard limit — This is an automated preflight read of public planning data, not a civil engineer's building certificate (βεβαίωση μηχανικού). The statutory plan and a licensed engineer are the binding word.**
  This is a screening read of public data, not a legal determination.

Source: Greek planning portal (e-Poleodomia), archaeological protection zones and the cadastral plot area, read at this exact point. A planning-screening status, not an overall buildability conclusion or a civil engineer's certificate: the title, forest-map, coastal and access checks that can still block building are in the 'Permissions, protection, title & access' booklet. · Pulled 2026-10-30

2.1

Heritage & archaeological protection

Mapped heritage features and declared archaeological zones are read together, followed by the authority checks required before works or purchase.

SOURCE	METHOD	PULLED	GEOMETRY
Greek Archaeological Cadastre (official register) + OpenStreetMap (community heritage context)	public-data GIS query and screening	2026-10-30	measured against selected parcel/location

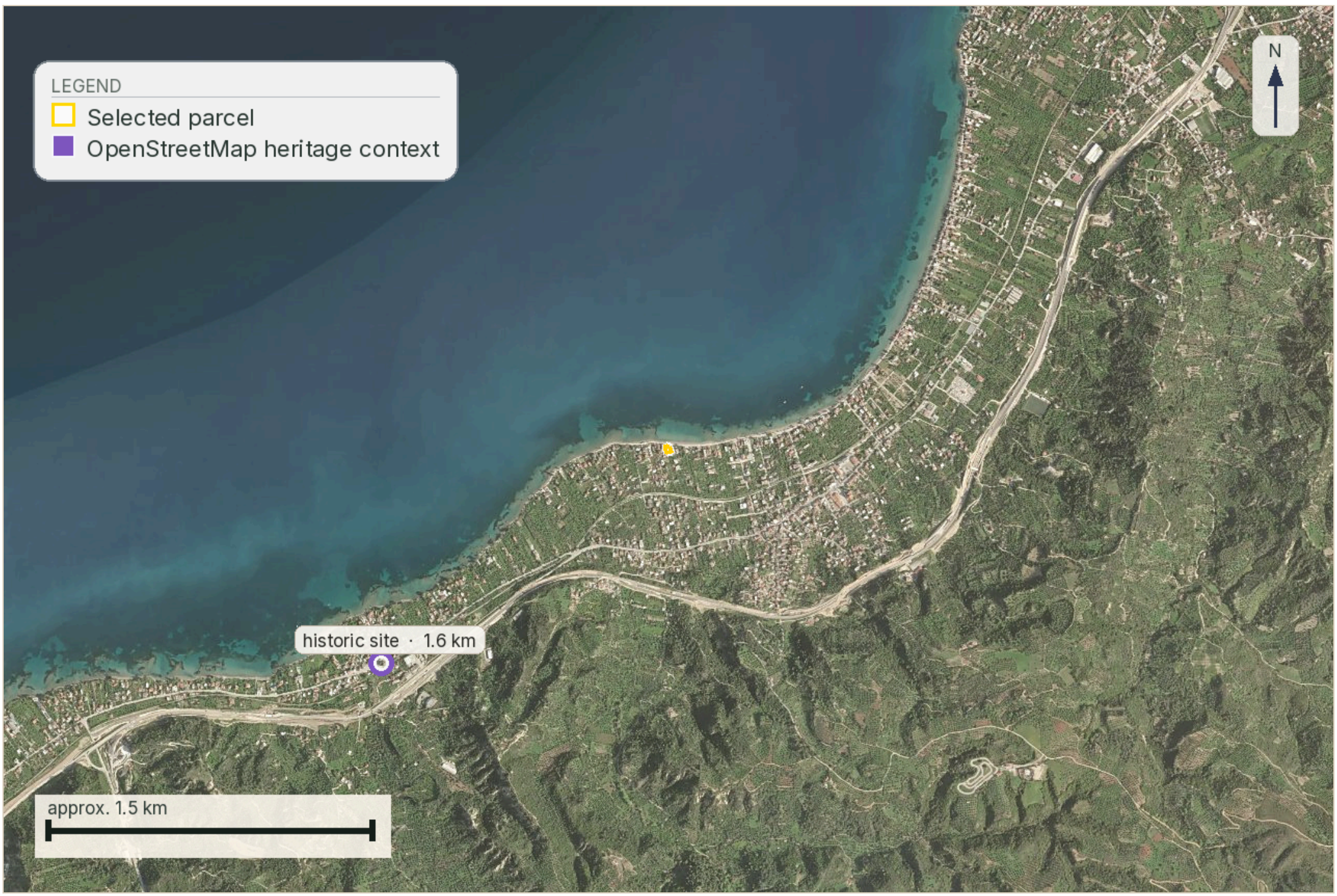


FIG. 2.1 — Heritage & archaeological protection Greek Archaeological Cadastre (official register) + OpenStreetMap (community heritage context).

0

Official portal hits

Monument/historical screen within 1 km

1.6 km

Nearest community-mapped heritage

measured

Analyst read

- No intersecting feature was returned by this query.
- Read against the archaeological register; whether works need approval is for the local Ephorate of Antiquities to say in writing.
- No monument or historical features within ~1 km.
- The map also identifies the first available heritage context: historic site — ~1638 m from the parcel.

2.2

Title, boundaries & legal access

The selected and neighbouring cadastral boundaries anchor the legal review of ownership, encumbrances, servitudes and a registered right of access.

SOURCE	METHOD	PULLED	GEOMETRY
Hellenic Cadastre geometry; legal file not verified	parcel and neighbour map + legal checklist	2026-10-30	selected parcel and adjacent mapped boundaries



FIG. 2.2 — Title, boundaries & legal access — Hellenic Cadastre geometry; legal file not verified.

585 m²

Registered area

Match title, Cadastre and survey

99.6 m

Parcel perimeter

Boundary vector; survey controls

Analyst read

- Keep the deposit refundable until the Land Registry or Cadastre search ties the seller to this parcel and lists any mortgage, seizure, tax lien, dispute flag or boundary mismatch.
- A usable track on the ground does not amount to a registered right of access.
- The road classification, the boundary survey and the easement entries in the register should tell one consistent story.
- The mapped parcel geometry identifies the land, but it cannot prove clean ownership, encumbrances or a registered access right.

2.1 Heritage & archaeological protection

- **Official register — Archaeological Cadastre — No monument or historical features within ~1 km.**
  Ministry of Culture (local Ephorate) approval may be required for any works.
- **Official register — nearest feature — No named official feature with a measured distance was returned in the 1 km portal screen.**
  Greek Ministry of Culture Archaeological Cadastre; this is the authoritative register stream.
- **Community mapping — nearest mapped heritage feature — historic site — ~1638 m from the parcel.**
  OpenStreetMap community context only; it is not an official designation or consent record.
- **Listed-building status — Not in any open dataset.**
  Ask whether the building or parcel is a listed monument (διατηρητέο / μνημείο) before purchase.
- **What this means — No official monument/historical feature was returned within the 1 km portal screen, so the community-mapped point is context only, not an official clearance.**
  The Ministry of Culture remains the formal source for monument status.

Source: Greek Archaeological Cadastre (official register) + OpenStreetMap (community heritage context) · Pulled 2026-10-30

Protective zones

- **Protection zone — No declared archaeological protection zone maps onto or near the plot.**
  Forest, coastal and planning buffers have their own official maps — confirmed on their own pages.
- **Community-map protected areas — 0**
  The management body or Forestry Directorate confirms designation boundaries.

Source: Archaeological Cadastre protection zones (Zone A / Zone B classification parsed from the declared-zone polygons) · Pulled 2026-10-30

Heritage consent evidence path

A clear official-radius screen and a nearby mapped feature answer different questions.

Official portal
Retain the no-hit result and the exact radius searched.

Nearest feature
Keep the historic site and its measured parcel distance in the brief.

Ground works
Ask whether excavation depth or project type changes the review.

Ephorate
Obtain a written project-specific answer where the professional advises it.

2.2 Title, boundaries & legal access

- **What we checked — This report never verifies title; only a lawyer's Land Registry / Cadastre search can.**
  This is a report checklist item, not a live parcel-level source read.
- **Cadastral polygon — The outline comes from the Hellenic Cadastre parcel layer and is the cadastral polygon for KAEK 060500142028 (585.38 m²); it is not a surveyed boundary from a site-measured EGSA ’87 topographic diagram.**
  Compare it with a current tied topographic survey before relying on the boundary position, shape or area.

Source: No public parcel-level dataset connected · Pulled 2026-10-30

2.2 Title, boundaries & legal access (continued)

- **Horizontal properties — not exposed**
  A zero is the register field's reading, not a notary's confirmation that no divided title exists.
- **Vertical properties — not exposed**
  Hellenic Cadastre Citizen Service Guide §C.3.1: each parcel, vertical property and horizontal property needs its own extract.
- **OTA cadastral-survey stage — The official OTA layer returns for OTA 06050: OPERATIONAL CADASTRE.**
  Status comes from the Hellenic Cadastre OTA_P_gdb layer; it is not inferred from whether a parcel polygon happened to match.
- **Legal weight of the entry — The cadastral entry is presumed accurate; it does not conclusively prove ownership, title or encumbrances.**
  Law 2664/1998 art. 13(1) (Government Gazette A 275/3.12.1998). A property lawyer still runs the title-and-charges search.
- **Action rebutting the entry — An action rebutting the entry must be recorded on the cadastral sheet within 30 days after filing or its hearing is inadmissible.**
  Law 2664/1998 art. 13(2) (Government Gazette A 275/3.12.1998).
- **LOCAL first-entry challenge deadline — Registry-published final deadline for OTA 06050: 31.12.2032. Start date: 16.05.2024. This is an exclusive period; the buyer's lawyer confirms it applies to the specific right before any transaction.**
  Law 2664/1998 art. 6(2a), replaced by Law 4623/2019 art. 102(1) (Government Gazette A 134/9.8.2019).
- **If the period expires — The first entry becomes final with an irrebuttable presumption and the true owner may be left with a money claim rather than the land.**
  Law 2664/1998 art. 7(1)–(2) (Government Gazette A 275/3.12.1998).
- **Which correction route fits — Name or title-reference error: obvious error. Boundary or area error: geometric error. Rival holder: court action. The lawyer and surveyor classify the mismatch first.**
  Law 2664/1998 arts. 18(1), 19(2) and 6(2) (Government Gazette A 275/3.12.1998).

Source: No public parcel-level dataset connected · Pulled 2026-10-30

Easements and rights of way

- **What we checked — Access rights and servitudes are legal facts confirmed by a lawyer and pegged by a surveyor.**
  This is a report checklist item, not a live parcel-level source read.
- **For this property — Settle two separate questions before purchase: the legal right of passage and frontage on a recognised public road. A registered easement may solve physical access, not frontage.**
  Frontage is a separate buildability test.
- **Easement / right of way is not frontage — A registered easement gives a right to cross a neighbour's private land; it does not make that strip a legally public road and does not create frontage (πρόσωπο).**
  Road-recognition evidence can include the applicable state act, pre-1977 aerial photography, Army Geographic Service mapping, cadastral records and documents showing continuous public-body maintenance or opening.
- **Access rights — A track on the map is not a legal right of way; landlocked plots need a registered access easement.**
  Confirm you can legally reach the plot from a public road — this is also a buildability test.

2.2 Easements and rights of way (continued)

- **Easements over the plot — Check for rights others hold across your land: paths, water channels, pipelines, power lines.**
  These limit where you can build and are recorded (or should be) in the title deeds.
- **Shared wells & water rights — Water is often shared off the mains; confirm any spring or well rights in writing.**
  Verbal 'you can use the water' arrangements evaporate when the neighbour sells.
- **Boundary certainty — Add a surveyor pegging of the corners against the cadastre to the boundary file.**
  Old stone walls rarely match the legal boundary.
- **What to instruct — Ask your lawyer to list every servitude and right of way for and against the plot.**
  Then have the surveyor confirm them on the ground.

Source: No public parcel-level dataset connected · Pulled 2026-10-30

- **Obvious error (πρόδηλο σφάλμα) — Apply to the Head of the Cadastral Office with no registry fee; the procedure gives 15 working days for the decision and 15 working days for appeal to the Cadastral Judge.**
  Law 2664/1998 art. 18(1) (Government Gazette A 275/3.12.1998) and the Hellenic Cadastre Citizen Service Guide for both 15-working-day periods.
- **Geometric error (γεωμετρικό σφάλμα) — TIME: no statutory decision period is established; budget weeks or longer if a neighbour contests. Apply free with a geometric-change survey, serve affected neighbours; appeal within 15 days after learning the decision.**
  Law 2664/1998 art. 19(2) (Government Gazette A 275/3.12.1998).
- **Court action (αγωγή) — TIME: budget roughly two years, not a statutory or guaranteed timetable. File in the Court of First Instance; registry fee €12; compulsory first mediation session before the hearing.**
  Law 2664/1998 art. 6(2) (Government Gazette A 275/3.12.1998); fee category 4 in the Hellenic Cadastre Citizen Service Guide.
- **Forest-map decision correction — Where an EPEA decision overturned a forest-map finding, a specific route permits direct correction of the cadastral entry.**
  Law 5142/2024 art. 15 (Government Gazette A 158/4.10.2024); this applies only where the relevant EPEA decision exists.
- **Divided-property deed correction — Where applicable, a unilateral notarial act may correct horizontal- or vertical-property details within the written 2% area tolerance against the constituting deed.**
  Law 5142/2024 art. 16 (Government Gazette A 158/4.10.2024); the notary must confirm that the special route's conditions are met.
- **Municipal ownership-declaration certificate — If the property is covered by a ratified implementation act (πράξη εφαρμογής), request the municipality's certificate from its technical service confirming that the ownership declaration (δήλωση ιδιοκτησίας) was filed, and give it to the notary.**
  Law 5306/2026 art. 144(5); confirm the document route with the municipality and notary.
- **Bottom line — Do not pay a deposit before a Greek lawyer has searched every KAEK and a surveyor has compared the cadastral polygon with the ground.**
  This report is a preflight screen and does not verify ownership, title, encumbrances or boundaries.

2.3

Foreign-buyer permissions

Regional context supports the frontier-area screen, while a Greek lawyer must confirm whether the buyer and exact parcel require additional approval.

SOURCE	METHOD	PULLED	GEOMETRY
Reverse-geocoded regional unit + Law 1892/1990 frontier-area list. A flag to verify with a lawyer, not a legal determination.	**public-data GIS query and screening**	**2026-10-30**	**measured against selected parcel/location**

Analyst read

- Source coverage: Low — a screening result from mapped or published data, not a reading taken on the plot itself.
- The regional unit Achaia is not included in the article 24(1) list of Law 1892/1990 as replaced by article 43(1) of Law 4278/2014 (Government Gazette (FEK) A ' 157/4.8.2014).
- This is useful regional evidence, but it does not answer the buyer-specific legal test.
- Before any non-refundable payment, the Greek lawyer should cite the current decree for this municipality and confirm in writing that the buyer's nationality, residence and ownership structure require no frontier-area clearance.

Foreign-buyer clearance path

VERIFY

Four controls that turn the regional screen into a transaction-ready legal answer.

Buyer status
Confirm nationality, residence and any company ownership structure.

Exact parcel
Check the current decree for the municipality, island or specifically designated pocket.

Written opinion
Ask the Greek lawyer to cite the current legal basis for this buyer and transfer.

Before deposit
Resolve clearance, timing and refund conditions before any non-refundable payment.

Border and foreign-ownership zone

- **Frontier-area screen — The regional unit Achaia is not included in the article 24(1) list of Law 1892/1990 as replaced by article 43(1) of Law 4278/2014 (ΦΕΚ Α΄ 157/4.8.2014).**
  This is a geographic pre-screen, not a legal certificate.
- **Separate restrictions that bind every buyer — This result does not exclude a private island/islet under article 28, a mountain mass under article 29 or a Crete area under article 32; articles 28–29 also bind Greek/EU persons.**
  Check the exact parcel and the private/public character of any island.
- **Register limit — On 1 August 2026 no published register of presidential decrees under article 24(2) was found.**
  This is not proof that no decree exists; obtain written confirmation before committing.
- **Report takeaway — In a designated frontier area, a non-EU/EFTA buyer may need the article 25 restriction lifted by the article 26(1) committee at the competent Decentralised Administration.**
- **Further reading — Border areas and foreign buyers: the ban of Law 1892/1990, who it reaches and how it is lifted — landcheck.gr/en/guide/foreign-buyer-border-zone-greece**

Source: Reverse-geocoded regional unit + Law 1892/1990 frontier-area list. A flag to verify with a lawyer, not a legal determination. · Pulled 2026-10-30

2.4

Building legality & permit file

The permit, engineer and electronic building-identity evidence needed to establish legality, followed by the ordered professional verification flow.

SOURCE	METHOD	PULLED	GEOMETRY
No public parcel-level dataset connected	manual verification checklist	2026-10-30	not measured

Analyst read

- This page is insurance against buying someone else's building problem.
- Source coverage: Manual for “Buildability verification flow” — the parcel-specific legal or professional answer requires an authority or specialist document; mapped context is reported separately.
- Any structure retained in the sale should appear consistently in the permit set, legality certificate and electronic building identity.
- The report's official ground layers screen statutory regularisation exclusions; an engineer still checks the actual structure against its permit and declaration file.

Illegal-construction red flag

- **What we checked — The report's official ground layers screen statutory regularisation exclusions; an engineer still checks the actual structure against its permit and declaration file.**
  This is a report checklist item, not a live parcel-level source read.
- **For this property — If the plot is vacant, the risk applies to whatever you build later, which must stay within the permit; if any structure already stands on it (a house, shed, wall or old ruin — the aerial may show one), its legality is a live check NOW, not a future one.**
  Confirm the permit status of anything already built here; a later transfer will test it.
- **Article 374 — screen cannot close — UNTESTABLE — the Article 374 screen cannot close. Indicators/gaps: conclusive forest-map character code. This is not a no-bar result: do not price a structure as regularisable before the exact line, construction-date and exception tests.**
  Arts. 383–384, 393: settlement ≠ permit; 1–4 get permanent exemption, old cat. 5 only 30-year suspension; legalisation needs permit.
- **Settlement declaration identity — The seller did not provide a settlement declaration. Ask for the declaration number, category and date; without them, the engineer cannot verify the settlement.**
  Art. 389(1): post-1.10.2020 settlement has no effect until Electronic Building Identity registration. Verify number, category, date.
- **Transfer stage · live clock — STAGE: before the transfer deed. CLOCK: two months from signature — the certificate is valid for two months from signature; obtain it last.**
  Law 5306/2026 art. 368(6): two-month clock. Required for transfer deeds by Law 5306/2026 art. 368(1) (Government Gazette A 88/8.6.2026; formerly Law 4495/2017, art. 83(1) and art. 83(6), Government Gazette A 167/3.11.2017).
- **The key document for vacant land — Even for land with no building, obtain the engineer's certificate of legality (βεβαίωση μηχανικού); bare land has no Electronic Building Identity file (Ταυτότητα Κτιρίου).**
  Law 5306/2026 art. 368(1) covers property without a building; art. 344(2) applies only to a building or separate divided property.

Source: No public parcel-level dataset connected · Pulled 2026-10-30

Buildability verification flow

- **1. Exact parcel — Confirm KAEK and boundary against the official extract and survey.**
  Do this before reading any build envelope.
- **2. Inside approved plan? — If inside plan, request coefficients and setbacks; if outside, test area, creation date, frontage and exceptions.**
  The local engineer should cite the FEK.
- **3. Legal frontage/access — Pair the mapped road context with confirmation of public-road frontage or a registered easement.**
  A mapped road is not legal access by itself.
- **4. Blocking layers — Close forest, coastal/aigialos, archaeology, Natura, streams and flood constraints.**
  CRITICAL — Each blocking layer needs its own document trail.
- **5. Services/design cost — Get written water, power, sewer/septic and telecom terms before valuation or design.**
  Utility feasibility can change the real budget.
- **6. Written opinion — Package the evidence into written engineer and lawyer opinions before final decisions.**
  The report is the brief, not the professional sign-off.

Source: The ordered path for turning mapped planning context into a written Greek buildability opinion. · Pulled 2026-10-30

- **Public permit record (e-Άδειες) — The state e-Adeies electronic system may publicly show a permit form, a topographic diagram (τοπογραφικό διάγραμμα) and a coverage diagram (διάγραμμα κάλυψης).**
  Official e-Άδειες service (gov.gr), read on 2026-08-04. Ask the seller's engineer for the full permit file.
- **What the public record cannot tell you — There is no complete, open channel indexed by parcel, so you cannot search for a permit by KAEK. A public entry does not replace an on-site inspection or the full file, and it does not prove the building matches the drawings.**
- **How the permit is issued — For permit categories 1–3, electronic filing triggers automatic issuance and the authority then sample-checks at least 30%. A permit number shows that the system accepted the filing, not that a person reviewed it.**
  Law 5306/2026 art. 324(2); law read on 2026-08-07. Have the engineer inspect the electronic file.
- **Permit duration — The general validity is 4 years; 6 years for buildings with total floor area over 5,000 m²; 1 year for demolition, excavation, backfilling, site works and tree-cutting.**
  Law 5306/2026 art. 329(2); law read on 2026-08-07. Confirm the grant date and work type in the file.
- **Permit revised after expiry — An expired permit extended through a revision follows the rules in force on the date of the revision decision. A permit revived in 2026 therefore operates under the 2026 rules.**
  Law 5306/2026 art. 329(5); law read on 2026-08-07. Compare the old permit with the revised file.
- **Permit update limits — An update can record a change of owner and dimension deviations within 2%: up to 10 cm on the building and 20 cm on the plot perimeter. A larger deviation or a change to the outline needs a revision.**
  Law 5306/2026 art. 329(10); law read on 2026-08-07. The engineer should compare the structure and outline with the approved drawings.
- **Construction completion date — MISSING unless evidenced in the file: establish whether every structure was completed by 28 July 2011. Later unauthorised construction is subject to compulsory demolition.**
  Law 5306/2026 arts. 381 and 383 (Government Gazette A 88/8.6.2026; formerly Law 4495/2017 arts. 94 and 96).
- **Category, deadline and legal effect — Since 1 October 2020, new filings are limited to categories 1–4; the filing window ends 31 March 2028. Settled is not the same as permitted: the legal effect depends on the category, and a legalisation permit is a separate route.**
  Law 5306/2026 arts. 384, 389(1) and 393 (formerly Law 4495/2017 arts. 97, 102(1) and 106).
- **Why this is a marquee risk — Unpermitted building is common in rural Greece and can block a clean transfer.**
  CRITICAL — Mapped layers screen whether the ground bars regularisation; only an engineer can decide whether the actual structure matches its permit and declaration.
- **Unpermitted works — A room, pool, retaining wall or extra floor without a permit is your liability once you own it.**
  CRITICAL — Fines, demolition orders and a blocked resale are all on the table.
- **What to do — Have your own civil engineer inspect the structures against the permit file before signing.**
  This single check prevents the most expensive Greek-property mistakes.
- **Report takeaway — Any existing structure must match its permit and Electronic Building Identity. This report cannot certify legality; a licensed engineer must compare the built area, documents and current survey before transfer.**
- **Further reading — Αυθαίρετα and τακτοποίηση: the unpermitted structure that voids a Greek deed — landcheck.gr/en/guide/arbitrary-structures-afthaireta-greece**

Source: No public parcel-level dataset connected · Pulled 2026-10-30

3.1

Terrain elevation & relief

Ground height, local relief and the directions where the terrain opens or rises are read together as the first construction-cost screen.

SOURCE	METHOD	PULLED	GEOMETRY
Mapbox Terrain-DEM v1 elevation model (© Mapbox), zoom-14 tiles of about 4 m per pixel; sampled every ~20 m across a ~1.8 × 1.2 km window. Ground detail varies by area, because Mapbox blends several surveys. Drawn over the map with the parcel outline; open water is left untinted.	public-data GIS query and screening	2026-10-30	measured against selected parcel/location

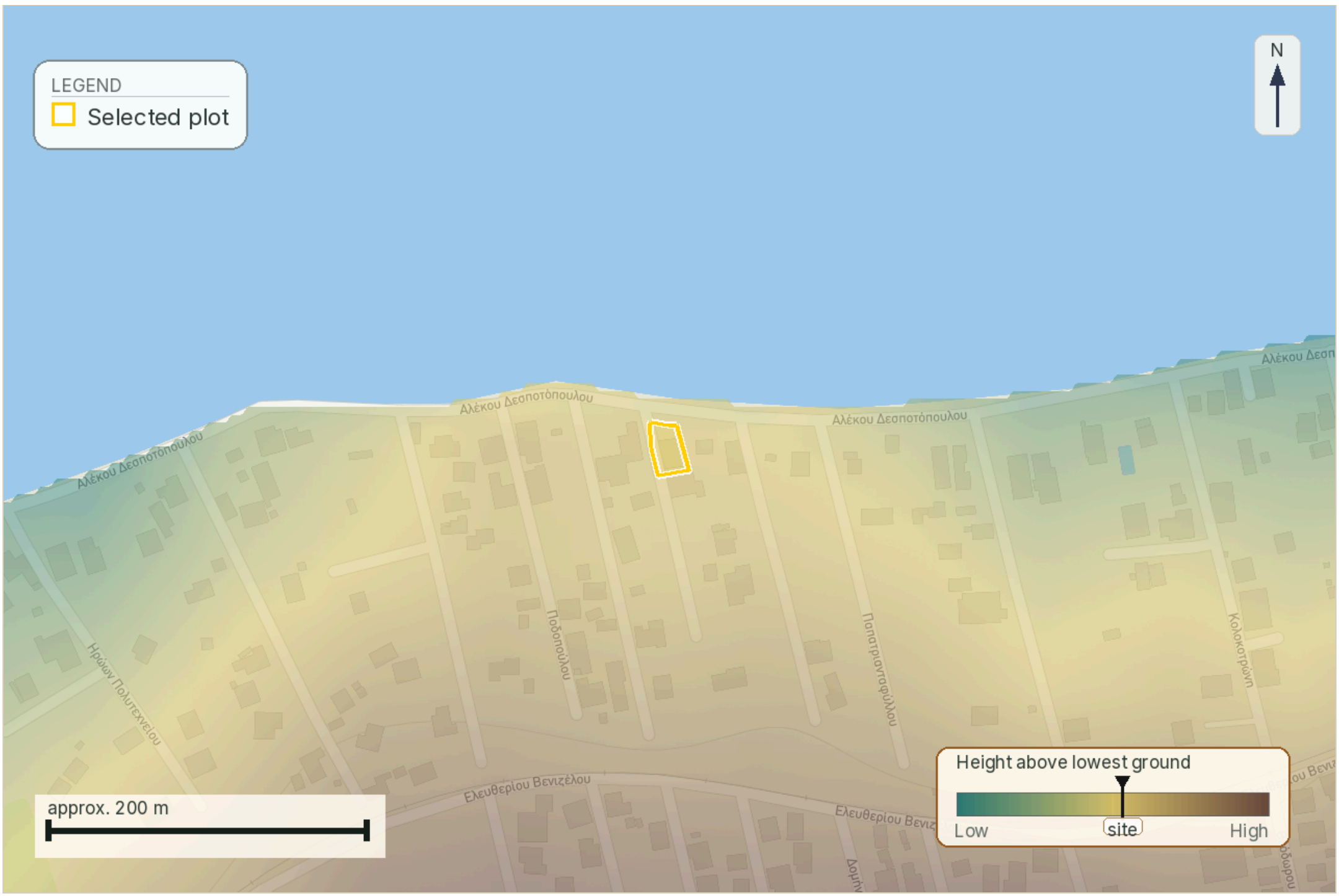


FIG. 3.1 — Terrain elevation & relief

Mapbox Terrain-DEM v1 elevation model (© Mapbox), zoom-14 tiles of about 4 m per pixel; sampled every ~20 m across a ~1.8 × 1.2 km window. Ground detail varies by area, because Mapbox blends several surveys. Drawn over the map with the parcel outline; open water is left untinted.

6.5 m

Parcel elevation

DEM screening

4.7 m

Local relief

Survey controls design levels

Analyst read

- Heights come from a satellite terrain model, which smooths out low walls and terraces on the plot.
- Worked out from bare terrain; trees, walls and neighbouring buildings that close the view only show on a site visit.
- The terrain model places the parcel at 6.5 m with 4.7 m between the lowest and highest ground across a 320 m × 320 m window centred on the plot, not across the plot itself.
- Use this to brief grading, drainage and view decisions; a licensed topographic survey controls levels and earthworks quantities.

3.2

Slope, aspect & site grading

The mapped gradient, fall direction and site profile show where cut, fill, retaining and deliberate drainage may enter the design budget.

SOURCE	METHOD	PULLED	GEOMETRY
Mapbox Terrain-DEM v1 elevation model (© Mapbox), zoom-14 tiles of about 4 m per pixel; sampled every ~20 m across a ~1.8 × 1.2 km window. Ground detail varies by area, because Mapbox blends several surveys. Use with a licensed topographic plan for design.	**public-data GIS query and screening**	**2026-10-30**	**measured against selected parcel/location**

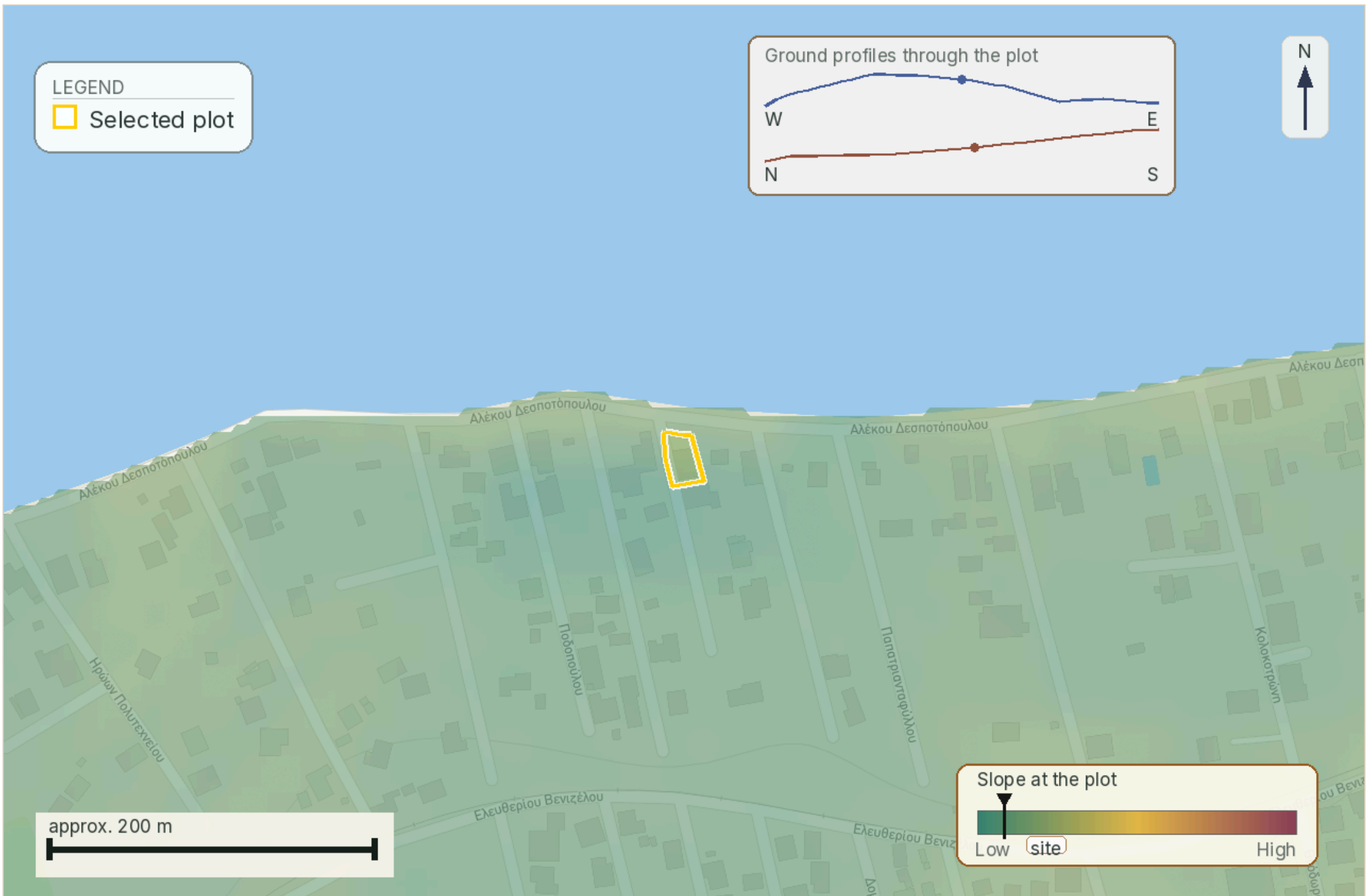


FIG. 3.2 — Slope, aspect & site grading

Mapbox Terrain-DEM v1 elevation model (© Mapbox), zoom-14 tiles of about 4 m per pixel; sampled every ~20 m across a ~1.8 × 1.2 km window. Ground detail varies by area, because Mapbox blends several surveys. Use with a licensed topographic plan for design.

~2.5%

Slope at parcel

Modelled terrain gradient

N

Ground falls toward

Aspect affects drainage and sun

Analyst read

- Slope is averaged over grid cells, so a bank or terrace inside the plot can be steeper; the surveyor's contour plan shows it.
- Fall direction comes from the terrain height grid; on a small plot the surveyor's spot heights can show another fall.
- At the parcel the terrain reads ~2.5%, ground falling toward the N; the sampled window reaches up to ~2.7%.
- That is gentle ground and needs little cut and fill, though floor levels and drainage falls still come from a topographic survey.

3.1 Terrain elevation & relief

- **Center elevation — 6.5 m**
- **Local relief — 4.7 m between the lowest and highest ground across a 320 m × 320 m window centred on the plot, not across the plot itself**
- **Verification — Topographic survey still required for design and purchase decisions.**
- **Mean slope — local sampling window — 1.8%**
- **Aspect — Faces N (from the finer grid on the orientation page)**

Source: Mapbox Terrain-DEM v1 elevation model (© Mapbox), zoom-14 tiles of about 4 m per pixel; sampled every ~20 m across a ~1.8 × 1.2 km window. Ground detail varies by area, because Mapbox blends several surveys. Drawn over the map with the parcel outline; open water is left untinted. · Pulled 2026-10-30

Outlook and horizon openness

- **Outlook — About 62% of the horizon is open (an open, expansive outlook).**

  Source: Mapbox Terrain-DEM v1 elevation model (© Mapbox), sampled in eight directions out to ~3 km. Computed from terrain height.
- **Open directions — N, NE, SW, W, NW**

  Where the ground falls away or stays low — the directions a view can carry.
- **Blocked directions — none rise steeply**

  Where higher ground rises close by and closes the view (and can also shade the plot).
- **Reality check — Terrain openness is not the same as a sea view or a pretty view.**

  Stand on the plot at the building height and look; foreground trees and neighbours decide the rest.

Source: Mapbox Terrain-DEM v1 elevation model (© Mapbox), horizon sampled in eight directions to ~3 km. Terrain only; trees and buildings not modelled. · Pulled 2026-10-30

3.2 Slope, aspect & site grading

- **Average slope — ~1.8% across a 320 m sample: gentle ground.**

  Gentler ground means cheaper earthworks; verify with a survey.
- **Steepest nearby — up to ~2.7%.**

  Even the steepest sampled ground is gentle, so slope alone should not call for retaining walls.
- **At the parcel — ~2.5%, ground falling toward the N.**

  Orientation drives sun, drainage and the cut/fill balance.
- **Resolution — Mapbox terrain model, zoom-14 tiles of about 4 m per pixel, read on a ~40 m sampling step. Ground detail varies by area, because Mapbox blends several surveys. A screening read, not a survey.**

  Add a licensed topographic plan to the design file.
- **Planning slope-threshold test — The parcel-wide threshold result remains unresolved until a topographic survey. Measured mean slope ~1.8% across the 320 m window; at the parcel point ~2.5%; steepest in the window ~2.7%.**

  Law 5306/2026 arts. 86 and 102 (35%); Law 5306/2026 art. 251 (above 40%). DEM screening, not a binding topographic measurement.
- **Local relief — 4.7 m between the lowest and highest ground sampled across the 320 m window (4.6–9.3 m).**

  Relief and mean slope describe the sampling window, not the whole parcel. The centre-point slope is a separate observation.

Source: Mapbox Terrain-DEM v1 elevation model (© Mapbox), zoom-14 tiles of about 4 m per pixel; sampled every ~20 m across a ~1.8 × 1.2 km window. Ground detail varies by area, because Mapbox blends several surveys. Use with a licensed topographic plan for design. · Pulled 2026-10-30

3.3

Ground stability, geology & foundations

Terrain-derived instability context is combined with the regional geological formation and the site investigation needed before foundation design.

SOURCE	METHOD	PULLED	GEOMETRY
Mapbox Terrain-DEM terrain screen + IGME/HSGME regional geology	terrain-gradient screening and regional formation read	2026-10-30	selected parcel and sampled ground around it; geology is regional, not a borehole



FIG. 3.3 — Ground stability, geology & foundations

Mapbox Terrain-DEM terrain screen + IGME/HSGME regional geology.

~2.7%

Steepest sampled

Instability screen

Advised

Site investigation

Boreholes/SPT govern design

Analyst read

- Here, the regional geological unit is old and new talus cones, scree.
- Screened from slope and recorded earthquakes only; it cannot see made ground, springs or weak layers under the plot.
- Hold an excavation and foundation allowance for now; boreholes and SPT results should set the actual design.
- The terrain screen records up to ~2.7% slope: gentle, low concern for instability.

Site orientation, aspect and profiles

- **Which way it faces — The plot faces broadly N at a slope of about 2.5%.**
  A shaded northerly aspect means cooler, darker winters; read with the winter-sun page.
- **Why it matters — Aspect and profile drive sun, drainage, access grade and excavation cost together.**
  Terrain-model context, not a survey; a licensed topographic plan governs the actual design.
- **Height range in view — Ground in the wider terrain-map window runs from -0.8 m to 67.1 m (relief ~67.9 m).**
  The bigger the relief, the more the site is shaped by slope, drainage and cut-and-fill.
- **Slope character — Average slope in the local 320 m DEM window is about 1.8%, steepest about 2.7%.**
  The cross-section profiles on the map show where the ground rises and falls through the plot.

Source: Mapbox Terrain-DEM v1 elevation model (© Mapbox), zoom-14 tiles of about 4 m per pixel; sampled every ~20 m across a ~1.8 × 1.2 km window. Ground detail varies by area, because Mapbox blends several surveys. Screening; a topographic survey governs design. · Pulled 2026-10-30

3.3 Ground stability, geology & foundations

- **Bedrock / surface formation — Old and new talus cones. Scree; Post-Tectonic & Late-Tectonic Sediments · Holocene**
  IGME regional lithology (1:1,000,000) — the ground family under the plot at screening scale, not a borehole.
- **Geotechnical family (regional) — f,c-l — Quaternary loose, mixed phases: clayey silts, sands, grits, gravels and cobbles in various gradation and ranging proportion, resulting from the erosion and leaching of older formations with varying composition.**
  IGME regional geotechnical map (1:500,000). Regional context; building on it needs a site geotechnical study.
- **Indicative lab ranges (formation type) — Yb (unit weight): 1,8 - 2,2 gr/cm3 LL (liquid limit): 20 - 46% PL (plastic limit): 8 - 30% ct (cohesion): 0,2 - 0,5 Kg/cm2 φt (friction angle): 15° - 35° qu (compressive strength): 0,5 - 3,5 Kg/cm2**
  Ranges from IGME lab tests on this FORMATION across Greece, not this plot's own bearing capacity.
- **What settles it — A site geotechnical investigation (boreholes/SPT) by a licensed Greek geotechnical engineer.**
  Regional maps flag the ground family and its typical behaviour; only a site study gives foundation numbers.
- **What to confirm — The bedrock, soil and groundwater at this spot, from the Greek Geological Survey.**
- **Who checks it — A geotechnical engineer or geologist should test the ground before design.**

Source: IGME/HSGME regional lithology (1:1,000,000) + geotechnical map (1:500,000), read at the plot — regional context, not a site study; + EU soil data (ESDAC). · Pulled 2026-10-30

Landslide and ground-stability screening

- **Steepest ground nearby — up to ~2.7% slope: gentle, low concern for instability.**
  At this gradient the ground is unlikely to slide; made ground or soft soil still needs a geotechnical check.
- **At the parcel — ~2.5% slope, ground falling toward the N.**
  Ground this flat needs little cut and fill; plan where surface water will run.

Source: Mapbox terrain-model slope screening + recorded seismicity; not the official geotechnical landslide-hazard map. · Pulled 2026-10-30

3.4

Buildings & construction context

The immediate built fabric, nearest mapped structures and any footprint touching the traced boundary are read as site-layout and construction context.

SOURCE	METHOD	PULLED	GEOMETRY
Satellite imagery + OpenStreetMap building footprints	parcel-centred building and residential-fabric screen	2026-10-30	selected parcel, mapped structures and plot-centred context rings

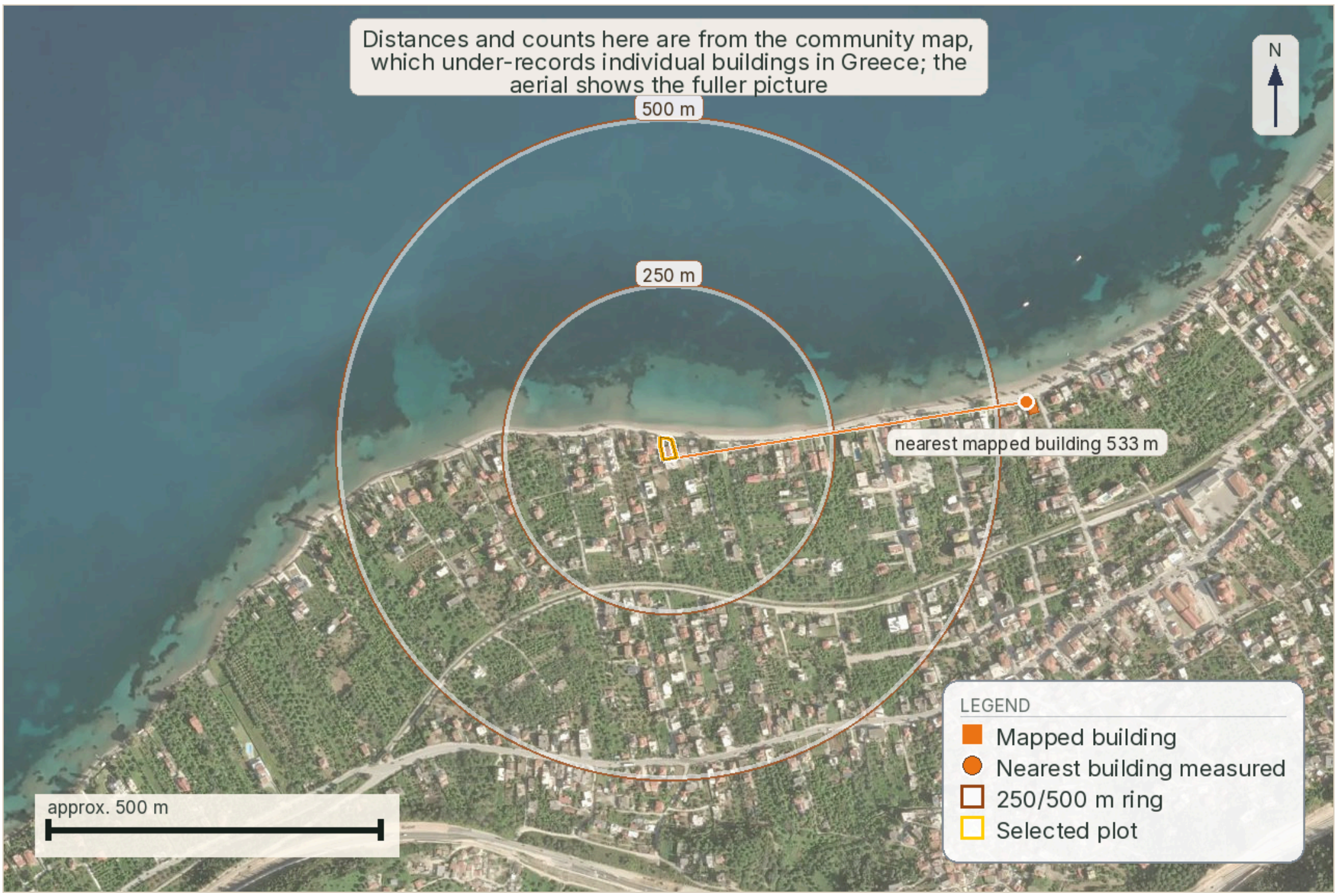


FIG. 3.4 — Buildings & construction context

Satellite imagery + OpenStreetMap building footprints.

533 m

Nearest mapped building

To the nearest mapped footprint, not the nearest wall

0

Mapped within 250 m

OSM count is a lower bound

Analyst read

- Public-data context read for the parcel; the binding document still comes from the responsible professional.
- OpenStreetMap has traced only sparse building footprints around this plot — the nearest is 533 m and no community-mapped footprint sits within 250 m.
- That is a coverage gap in the community map, not empty ground: the satellite image shows the real built fabric that has simply not been digitised here.
- Read the aerial and a site visit as the true built-context evidence, not the footprint count.

3.3 Landslide and ground-stability screening (continued)

- **Screening limit — This reads slope from a terrain model sampled around the plot; it is not the official geotechnical landslide-hazard map.**
  A ground investigation / geotechnical study governs any building on a slope.
- **Local relief — 4.7 m between the highest and lowest ground sampled.**
  Big relief over a small area concentrates runoff and slope load.
- **Earthquake trigger — 45 quakes of M5+ recorded around the plot (see the Earthquake exposure page).**
  Seismic shaking is a landslide trigger on steep, weak ground.

Source: Mapbox terrain-model slope screening + recorded seismicity; not the official geotechnical landslide-hazard map. · Pulled 2026-10-30

3.4 Buildings & construction context

- **Mapped buildings — About 1 community-mapped footprints show across the wider map view; the ring counts below give the density closer in. OSM under-maps rural Greece, so read them as a floor and trust the satellite image.**
  Community-map footprints; coverage varies by area and is not a legal record.
- **Nearest mapped building — 533 m (unspecified type)**
  Boundary and party-wall rules apply to close neighbours; confirm distances with a surveyor.
- **Nearby density (mapped) — 0 within 50 m, 0 within 150 m, 0 within 250 m and 0 within 500 m of the 1 mapped.**
  Local building intensity as far as OSM has mapped it; cross-check against the aerial.
- **Mapped footprints within 250 m — 0 community-mapped building footprints sit within 250 m of the plot. That is a mapping gap, not proof of empty ground.**
  A floor, not a census: OpenStreetMap under-maps rural Greek buildings, so read the aerial too.
- **Building types — 1 unclassified**
  Mix of uses recorded in the community map near the parcel.
- **What these building distances measured — Every distance and count on this page is measured against OpenStreetMap footprints, so each one is a nearest-MAPPED distance and a lower-bound count.**
  Read each number against the aerial on the same page. Where the two disagree, the aerial is the better guide and a site visit settles it.
- **Whether anything stands here is unresolved — No building footprint is mapped inside the cadastral boundary. Because the layer misses buildings that are plainly visible from the air, that is not an all-clear and this report does not treat it as one.**
  Close it with the aerial, the cadastral diagram (διάγραμμα) and a site visit before pricing the land as open ground.

Source: OpenStreetMap building footprints · Pulled 2026-10-30

Building envelope and development potential

- **Existing structures — No building footprint is recorded in the OpenStreetMap community layer here — but OSM widely under-maps rural Greek buildings, so this is NOT proof the plot is empty; the aerial image may show a structure.**
  Check the aerial photo and the cadastral diagram (διάγραμμα) / building permit, and verify on site.
- **Plot area (cadastre) — 585 m²**
  The base figure every building limit is multiplied against; confirm it on the topographic diagram (τοπογραφικό).
- **Coverage-only footprint calculation — ~351 m² (coverage 60% × plot). Source: e-Poleodomia coverage layer 18.**
  Hypothetical arithmetic, not an allowed footprint or a buildability finding; confirm plot regularity, the governing Government Gazette (FEK) and shore constraints, then subtract setbacks/building lines.

Source: Hellenic Cadastre plot area × e-Poleodomia statutory coverage (κάλυψη) and floor-area ratio (Σ.Δ.); existing footprint from OpenStreetMap. Indicative ceiling, not an engineer's buildability opinion. · Pulled 2026-10-30

4.1

Earthquake record & seismic design

Recorded regional earthquakes and the binding structural-design zone are read together: observed events describe context, while the regional seismic-design zone controls the engineering brief.

SOURCE	METHOD	PULLED	GEOMETRY
USGS earthquake catalogue + Greek EAK/Eurocode 8 seismic zoning	recorded-event radius screen and regional structural-design classification	2026-10-30	selected parcel, earthquakes within 80 km and the regional seismic-design zone

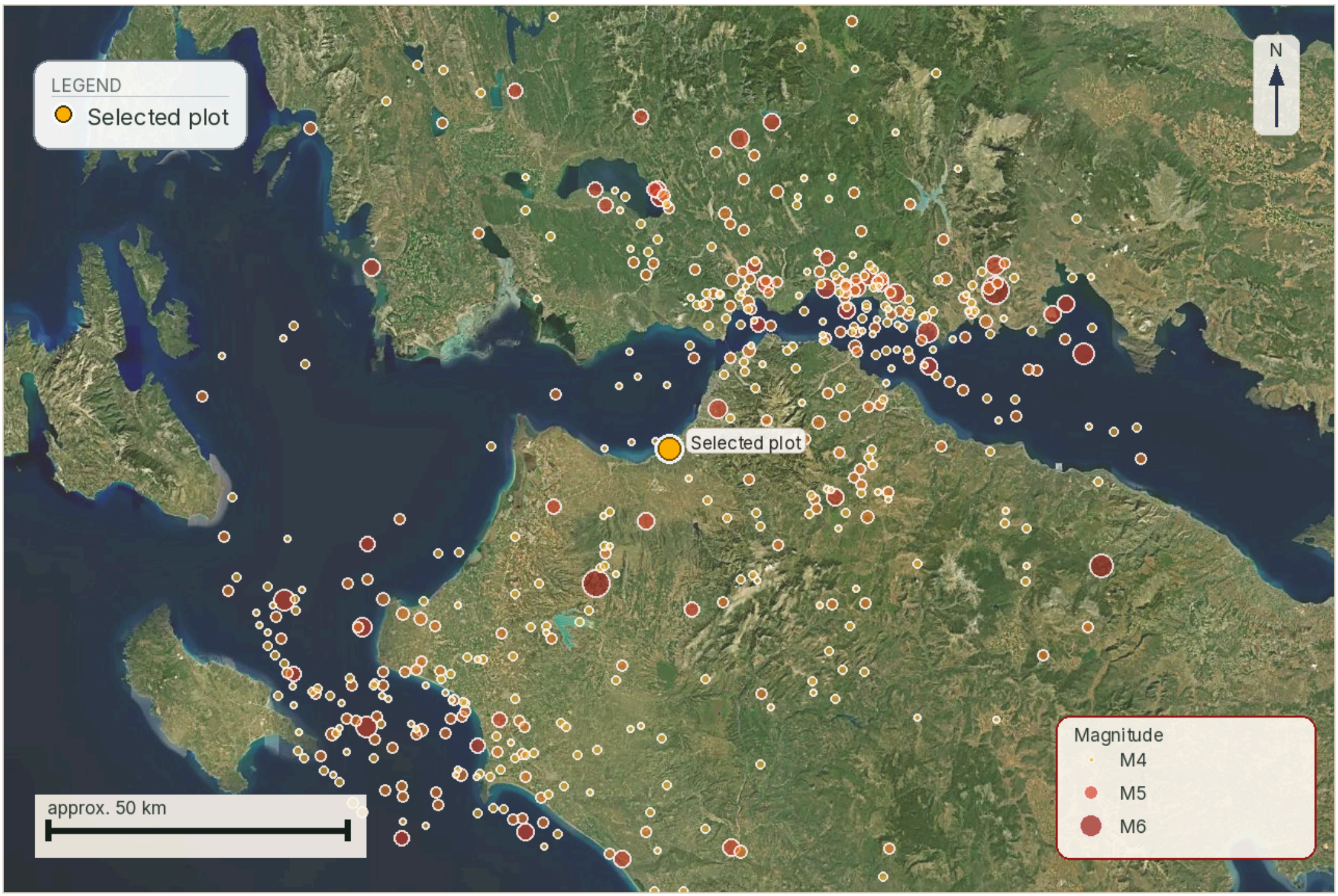


FIG. 4.1 — Earthquake record & seismic design

USGS earthquake catalogue + Greek EAK/Eurocode 8 seismic zoning.

707

Recorded M4+ events

Within 80 km since 1970

0.24

g

Design acceleration

Greek seismic Zone II · EAK/Eurocode 8

Analyst read

- The USGS catalogue records regional earthquakes; it does not establish the binding Greek seismic-design zone or parcel soil class.
- Achaia sits in seismic Zone II of the Greek code, with a design ground acceleration of 0.24g.
- The regional Greek seismic-design zone is a code input, not a parcel soil study; the engineer confirms the applicable zone and soil factors.
- 707 of M4.0+, 45 of M5.0+ and 3 of M6.0+ within 80 km since 1970.

4.2

Wildfire exposure & defensible space

The nearest mapped fuel, surrounding slope and seasonal fire-danger obligation are converted into a site-clearance, access and insurance brief.

SOURCE	METHOD	PULLED	GEOMETRY
OpenStreetMap vegetation/fuel + Mapbox terrain-model slope; live daily danger from EFFIS (Copernicus). Structural exposure screening, not a fire-hazard certificate.	**public-data GIS query and screening**	**2026-10-30**	**measured against selected parcel/location**

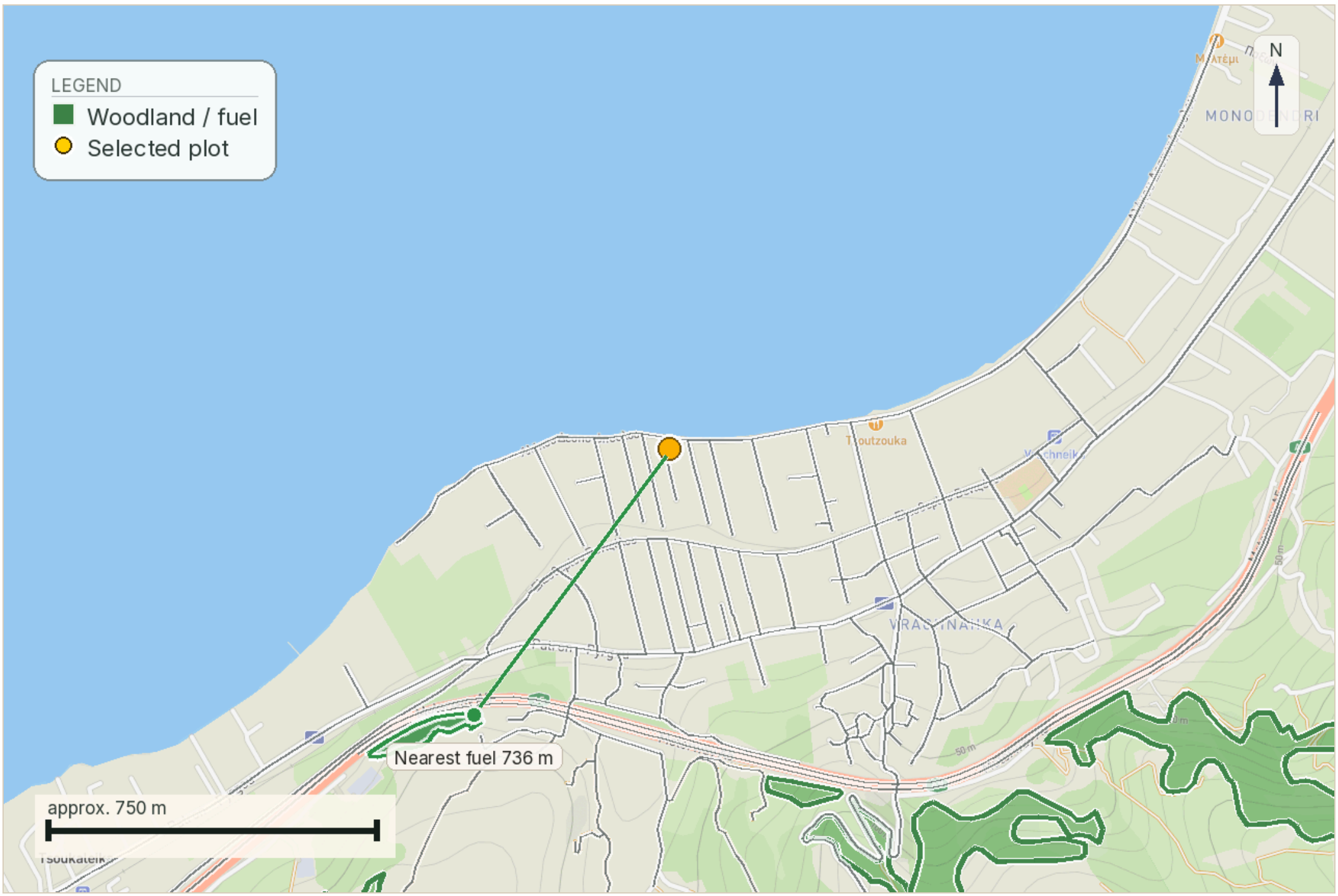


FIG. 4.2 — Wildfire exposure & defensible space

OpenStreetMap vegetation/fuel + Mapbox terrain-model slope; live daily danger from EFFIS (Copernicus). Structural exposure screening, not a fire-hazard certificate.

736
m

Nearest mapped fuel
Woodland / vegetation screen

2.7
%

Steepest sampled slope
Fire can run uphill faster

Analyst read

- Modelled from mapped vegetation and slope; the cleared zone and the fire measures for the house are for the engineer.
- 736 m away; 0 patches within 500 m, 4 within 1 km. ~1.8% average nearby, up to 2.7%.
- Treat clearance, fire-engine access, evacuation and insurance conditions as one before-deposit readiness check.

4.1 Earthquake record & seismic design

- **Recorded quakes — 707 of M4.0+, 45 of M5.0+ and 3 of M6.0+ within 80 km since 1970.**
  Observed shaking, not the design load; the engineer sizes the structure to the code.
- **Largest on record — M6.5 in 1995, 60 km away (near 8 km WNW of Galaxídhion).**
  Ask what ground acceleration the design must resist at this address.
- **Nearest strong quake — M5.6 epicentre 10 km away, 22.6 km deep.**
  Shallow, nearby quakes shake hardest; note it in the structural brief.
- **Design seismic zone — Not in an open dataset; read it from the Greek building-code (EAK 2000/2003 revision / Eurocode 8) seismic-zone map for this municipality (zones I–III, 0.16–0.36 g).**
  Confirm the zone and whether any existing building has documented seismic design/compliance (αντισεισμικός).

Source: USGS earthquake catalogue (FDSN). The design seismic zone comes from the Greek code (EAK / Eurocode 8). · Pulled 2026-10-30

Seismic design zone and building code

- **Design zone — Achaia sits in seismic Zone II of the Greek code, with a design ground acceleration of 0.24g.**
  Under Greek seismic code EAK 2000 / 2003 revision (Government Gazette (FEK) 1154/B/2003), aligned with Eurocode 8, a new building must be engineered to this shaking.
- **Boundary caveat — This is at regional-unit level; zone lines follow administrative boundaries and a plot near one can fall in the neighbouring zone.**
  Confirm the exact zone for the municipality, and read this with the recorded-earthquake page.
- **Not a safety verdict — The zone is a design input, not a statement about the ground or any building on it.**
  Soil class, liquefaction and an existing house's condition need a geotechnical and structural engineer (Eurocode 8).
- **What the zone is — The three-zone map fixes the design shaking: Zone I 0.16g, Zone II 0.24g, Zone III 0.36g.**
  It sets the code minimum for new construction, and how hard an existing house should have been built.
- **Design zone and code date — Zone II · 0.24g · EAK 2003 revision (FEK B 1154/2003).**
  The zone is a design input, not a building-safety verdict.
- **Construction era — Not established by the report's public data; obtain the original permit and structural-frame year.**
  The pre-1985 / 1985-2000 / post-2000 split is market shorthand, not a legal chronology.

Source: Greek seismic code EAK/EC8 zonation by regional unit. Design input at regional-unit level, not a parcel soil study. · Pulled 2026-10-30

4.2 Wildfire exposure & defensible space

- **Nearest woodland — 736 m away; 0 patches within 500 m, 4 within 1 km.**
  Keep defensible space clear and confirm any forest-zone building limits.
- **Slope (fire runs uphill) — ~1.8% average nearby, up to 2.7%.**
  Steeper ground drives fire faster toward a building above it.
- **Live fire danger — Swings day to day in summer, so it is not fixed for a plot. EFFIS publishes the daily Fire Weather Index for Greece.**
  Check EFFIS in fire season and confirm the insurance covers wildfire.
- **Building duty — Greek rules require a cleared fire-safety zone around buildings in or beside forest land.**
  Confirm perimeter clearance and evacuation access with a forester or civil engineer.
- **Annual recurring owner duty — Clear the plot from 1 April to 15 June each year and declare it at akatharista.apps.gov.gr.**
  Fine: EUR 1/m², minimum EUR 200 and maximum EUR 2,000, plus municipal clearing cost — Law 4662/2020 art. 53ID, inserted by Law 5281/2026 art. 43.
- **Screen date / scenario — 2026-10-30: structural fuel-and-slope screen, not a daily Fire Weather Index forecast.**
  Read live danger from EFFIS on the day of the visit.

Source: OpenStreetMap vegetation/fuel + Mapbox terrain-model slope; live daily danger from EFFIS (Copernicus). Structural exposure screening, not a fire-hazard certificate. · Pulled 2026-10-30

4.3

Fire history & recorded burn scars

The EFFIS satellite record is used as an honest large-fire history screen, separated from today's fire danger and from smaller incidents outside the dataset.

SOURCE	METHOD	PULLED	GEOMETRY
EFFIS burnt areas (Copernicus Emergency Management Service), satellite-mapped fires ≥ ~30 ha. Recorded burn history, not live danger or small unmapped fires.	**public-data GIS query and screening**	**2026-10-30**	**measured against selected parcel/location**



FIG. 4.3 — Fire history & recorded burn scars

EFFIS burnt areas (Copernicus Emergency Management Service), satellite-mapped fires ≥ ~30 ha. Recorded burn history, not live danger or small unmapped fires.

721

m

Nearest recorded burn

EFFIS large-fire perimeter

2025

Recorded fire year

EFFIS event metadata

Analyst read

- Source coverage: Low — a screening result from mapped or published data, not a reading taken on the plot itself.
- ~721 m from the plot.
- Recorded on 2025-08-12.
- The source-recorded scar covers about 2,846.00 ha.

4.4

Watercourses & local flood corridors

The nearest mapped watercourse and the parcel's height above local low ground provide the site-scale flash-flood and drainage screen.

SOURCE	METHOD	PULLED	GEOMETRY
OpenStreetMap watercourses (streams, rivers, ditches) + Mapbox terrain-model low-lying screening; official flood zones from the Flood Risk Management Plans (Dir. 2007/60/EC).	**public-data GIS query and screening**	**2026-10-30**	**measured against selected parcel/location**

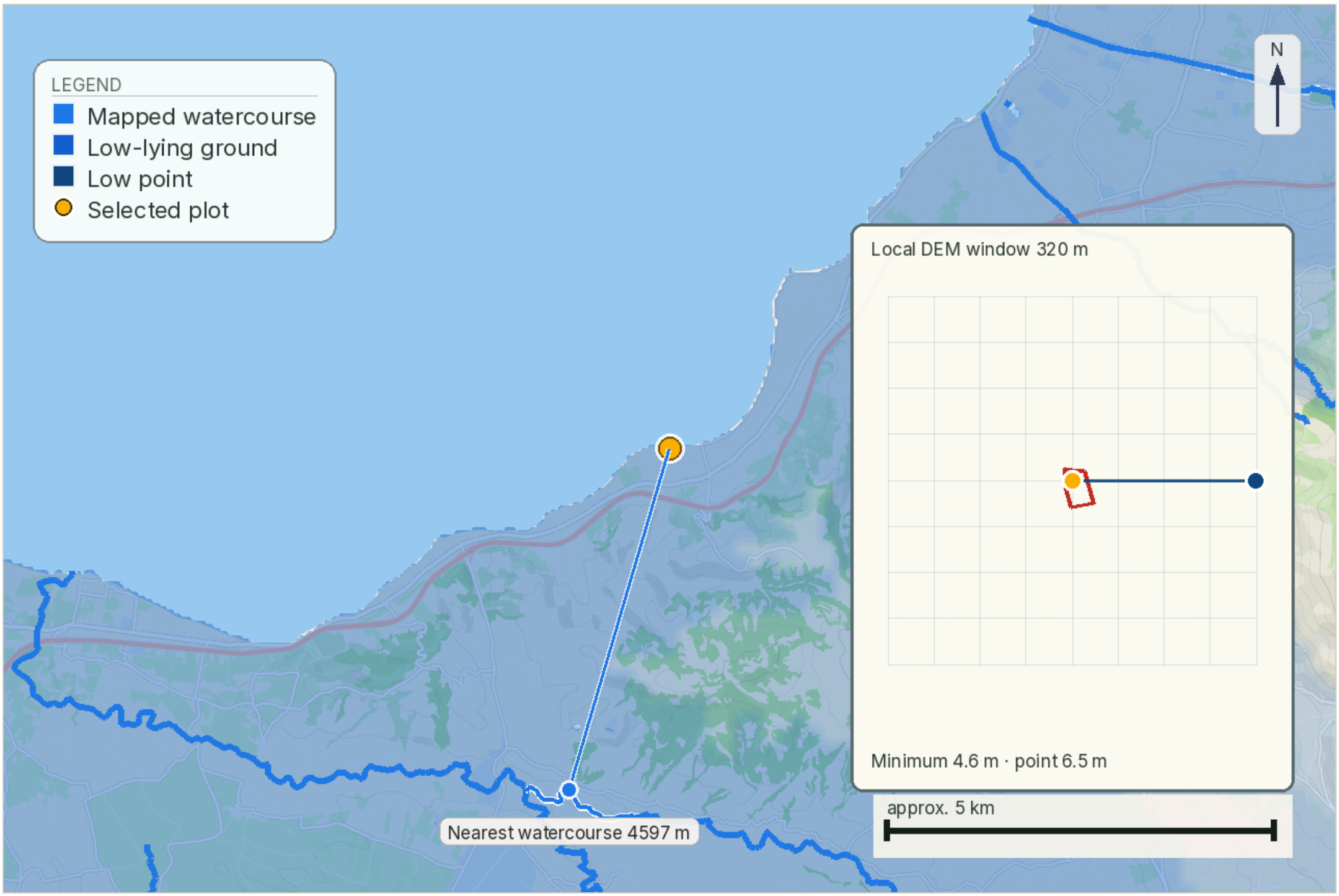


FIG. 4.4 — Watercourses & local flood corridors

OpenStreetMap watercourses (streams, rivers, ditches) + Mapbox terrain-model low-lying screening; official flood zones from the Flood Risk Management Plans (Dir. 2007/60/EC).

4.6 km

Nearest watercourse

Mapped local flow corridor

1.9 m

Above local low point

Terrain-model screen

Analyst read

- Source coverage: Manual — the parcel-specific legal or professional answer requires an authority or specialist document; mapped context is reported separately.
- OpenStreetMap records a river ~4.6 km away.
- The plot sits ~1.9 m above the lowest ground nearby.
- Survey levels, culvert capacity and the runoff route should be resolved before fixing floor and access levels.

4.2 Wildfire exposure & defensible space (continued)

- **Report takeaway — Recorded fire history is evidence of past events, not a guarantee that an unburned plot is safe or that rebuilding is unrestricted. Check the current fire-risk rules, access for fire appliances and any burnt-land designation.**
- **Further reading — Flood and wildfire risk on a Greek plot: the Ministry of Environment and Energy (ΥΠΕΝ) maps, the watercourse (ρέμα) line and αναδασωτέα — landcheck.gr/en/guide/flood-and-fire-risk-greek-property**

Source: OpenStreetMap vegetation/fuel + Mapbox terrain-model slope; live daily danger from EFFIS (Copernicus). Structural exposure screening, not a fire-hazard certificate. · Pulled 2026-10-30

4.3 Fire history & recorded burn scars

- **Nearest recorded burn — ~721 m from the plot. Recorded on 2025-08-12. The source-recorded scar covers about 2,846.00 ha. EFFIS fire ID 278643.**
  This is a nearby catalogue record, not evidence that the parcel burned. Confirm its perimeter and date in EFFIS and check defensible space and wildfire insurance.
- **Coverage limit — EFFIS maps fires roughly 30 ha and larger from satellite; smaller or older fires can be missing.**
  No scar here is not proof the area has never burned.
- **History vs live danger — This is the burn record, not today's danger, which swings daily in summer (EFFIS Fire Weather Index).**
  Check the EFFIS fire-danger index in season and confirm wildfire cover.
- **Scenario and source dates — EFFIS burnt areas approximately ≥30 ha; coverage 2016–2026; snapshot 2026-07-29.**
  Nearest recorded event date: 2025-08-12.
- **Burned land in view — ~12.8% of the land mapped around the plot is recorded burnt area.**
  A fire-shaped landscape; read the fire year off the EFFIS viewer.
- **Seasons covered — The burn record read here covers the fire seasons 2016–2026.**
  Anything found or not found on this page belongs to those seasons.
- **Annual plot-clearing duty — For a plot within the statutory clearing categories, the owner must clear it every year from 1 April to 15 June and file at akatharista.apps.gov.gr. Municipal and fire-service inspections run from 16 June to 31 October.**
  Law 4662/2020 art. 53ΙΔ, inserted by Law 5281/2026 art. 43 (Government Gazette A 28/25.2.2026): EUR 1/m², minimum EUR 200, maximum EUR 2,000, plus municipal clearing cost. Confirm that the statutory categories cover this parcel before purchase.

Source: EFFIS burnt areas (Copernicus Emergency Management Service), satellite-mapped fires ≥ ~30 ha. Recorded burn history, not live danger or small unmapped fires. · Pulled 2026-10-30

4.4 Watercourses & local flood corridors

- **Mapped natural watercourse (ρέμα) — OpenStreetMap records a river ~4.6 km away.**
  This establishes a mapped natural feature, not a delimitation act or a legal building setback.
- **Height above low point — The plot sits ~1.9 m above the lowest ground nearby.**
  Low ground beside a stream is the classic flash-flood loss; raise floor levels.
- **Official flood zone — The hazard class comes from the Flood Risk Management Plans (Directive 2007/60/EC), not this OpenStreetMap screen.**
  Pull the parcel's flood-hazard map from the Water Directorate (floods.ypeka.gr).
- **Delimitation status — NOT ESTABLISHED — this OpenStreetMap read contains no result from the national delimitation database under Law 4258/2014 art. 6. It does not claim that a delimitation act exists or is absent.**
  Obtain the act and Gazette carrying the boundary lines for this reach; Law 4258/2014 arts. 3, 5(3)(b), 6.

Source: OpenStreetMap watercourses (streams, rivers, ditches) + Mapbox terrain-model low-lying screening; official flood zones from the Flood Risk Management Plans (Dir. 2007/60/EC). · Pulled 2026-10-30

4.5

Official flood zones & residual risk

The official Floods Directive polygons establish the mapped-zone result, while the residual-risk checklist covers local runoff and unpublished portal layers.

SOURCE	METHOD	PULLED	GEOMETRY
Greek Floods Directive hazard polygons (YPEN) + portal coverage register	parcel-to-polygon intersection and nearest official-zone distance	2026-10-30	selected parcel and nearest mapped official flood-hazard polygons



FIG. 4.5 — Official flood zones & residual risk

Greek Floods Directive hazard polygons (YPEN) + portal coverage register.

0

Modelled-hazard overlap

Outside modelled flood extent

262

m

Nearest Area of Potential Significant Flood Risk (APSFR) boundary — flood-risk area as published (Χαμηλές Ζώνες λεκανών απορροής Ανατολικής Αχαίας από Σκαφίδια έως Ψαθόπυργο)

APSFR administrative boundary; not modelled water

Analyst read

- Additional environmental-portal overlays were unavailable. That gap is separate from the successful official flood-polygon reading.
- The plot has no overlap with mapped flood extents in the Greek Ministry's flood-hazard data, and the nearest mapped extent of inundation is ~3.2 km away.
- Flood-risk area as published (Χαμηλές Ζώνες λεκανών απορροής Ανατολικής Αχαίας από Σκαφίδια έως Ψαθόπυργο) — ~262 m from the parcel boundary.
- Keep the favourable mapped result separate from residual flash-flood, culvert and surface-water checks.

4.4 Watercourses & local flood corridors (continued)

- **Route if no delimitation act exists — Project-specific temporary delimitation: a hydraulic study of the entire upstream catchment on a topographic plan, fixing T=50 flood lines, checked and endorsed by the Regional Technical Service.**
  Law 4258/2014 art. 5(2). This report applies no generic national metre setback; the engineer places the applicable lines and checks any small-catchment exemption.
- **Watercourse delimitation status — On 2026-10-30, a delimitation act was not found at the coordinate in the e-Poleodomia delimitation layers.**
  This is not proof that no delimitation act exists; check the Law 4258/2014 art. 6 database and the competent Decentralised Administration.
- **Temporary delimitation route — For the temporary delimitation needed to build near an undelimited stream: apply to the building authority (ΥΔΟΜ), commission a hydraulic study of the whole upstream catchment and draw the T=50 flood lines on a topographic plan.**
  The Regional Technical Service checks and endorses the study and plan — Law 4258/2014 art. 5(2). No national metre setback is stated here.

Source: OpenStreetMap watercourses (streams, rivers, ditches) + Mapbox terrain-model low-lying screening; official flood zones from the Flood Risk Management Plans (Dir. 2007/60/EC). · Pulled 2026-10-30

4.5 Official flood zones & residual risk

- **Flood answer — On the Official flood-hazard zones page in this chapter.**
  That official page, not this one, carries the flood ruling for the plot; this page does not override it.
- **What this page could not read — Several environmental overlays on the ministry portal are published only as pictures on a screen, not as data a report can query.**
  A person can still open them for this parcel even though a report cannot. Ask your engineer to check them by hand, and treat this page as the list of what is left rather than an answer.
- **Nuisance context — Community mapping only, not official hazard data.**
  Treat nuisance context as a viewing prompt, not a hazard ruling; the official layers are read on their own pages.

Source: OSM nuisance context + YPEN portal layers still being catalogued. The official flood result is on the Official flood-hazard zones page. · Pulled 2026-10-30

Official flood-hazard zones

- **Modelled flood extent — The plot is outside the modelled flood extent on the official Greek map (ΥΠΕΝ).**
  Outside the MAPPED modelled extent — not a guarantee the ground never floods.
- **Nearest APSFR — flood-risk area as published (Χαμηλές Ζώνες λεκανών απορροής Ανατολικής Αχαίας από Σκαφίδια έως Ψαθόπυργο) — ~262 m from the parcel boundary**
  Measured from the parcel boundary to the APSFR administrative boundary, not modelled water.
- **Local flash-flood caveat — The Directive maps river and coastal flooding, not every hillside torrent or blocked culvert.**
  CRITICAL — On sloping or valley-floor ground, ask a civil engineer about surface-water runoff.
- **Scenario and source dates — low-probability / extreme maximum modelled extent (T≈1000 years); hazard snapshot 2026-07-19.**
  APSFR: 2019 second-cycle designation, snapshot 2026-07-19. First revision of the second-cycle plans was gazetted 2025-04-24 to 2025-06-05.
- **Report takeaway — A modelled flood corridor is a screening signal, not by itself a permit decision. Read the map legend and source date, then ask the engineer whether drainage, a hydraulic study or a different footprint is needed.**
- **Further reading — Flood and wildfire risk on a Greek plot: the Ministry of Environment and Energy (ΥΠΕΝ) maps, the watercourse (ρέμα) line and αναδασωτέα — landcheck.gr/en/guide/flood-and-fire-risk-greek-property**
- **Nearest modelled flood extent — ~3.2 km from the parcel boundary**
  Measured from the parcel boundary to the modelled flood-extent polygon.

Source: Greek Ministry of Environment & Energy (ΥΠΕΝ) — EU Floods Directive 2007/60/EC: Areas of Potential Significant Flood Risk (APSFR) + modelled flood extent. Point-in-zone and nearest-zone distance measured from the plot. · Pulled 2026-10-30

5.1

Wet ground, drainage & infiltration

Seasonally wet ground and the parcel-scale drainage signal are read together before foundations, soakaways or an on-site wastewater solution are assumed.

SOURCE	METHOD	PULLED	GEOMETRY
Copernicus HRL Water & Wetness 2018 (10 m)	Native raster classes 3/4; source window 4.0 × 2.7 km. Classified domain 62.73%; outside 37.27% unassessed.	2026-10-30	Selected point to mapped wet pixel; the source search window can extend beyond this map.

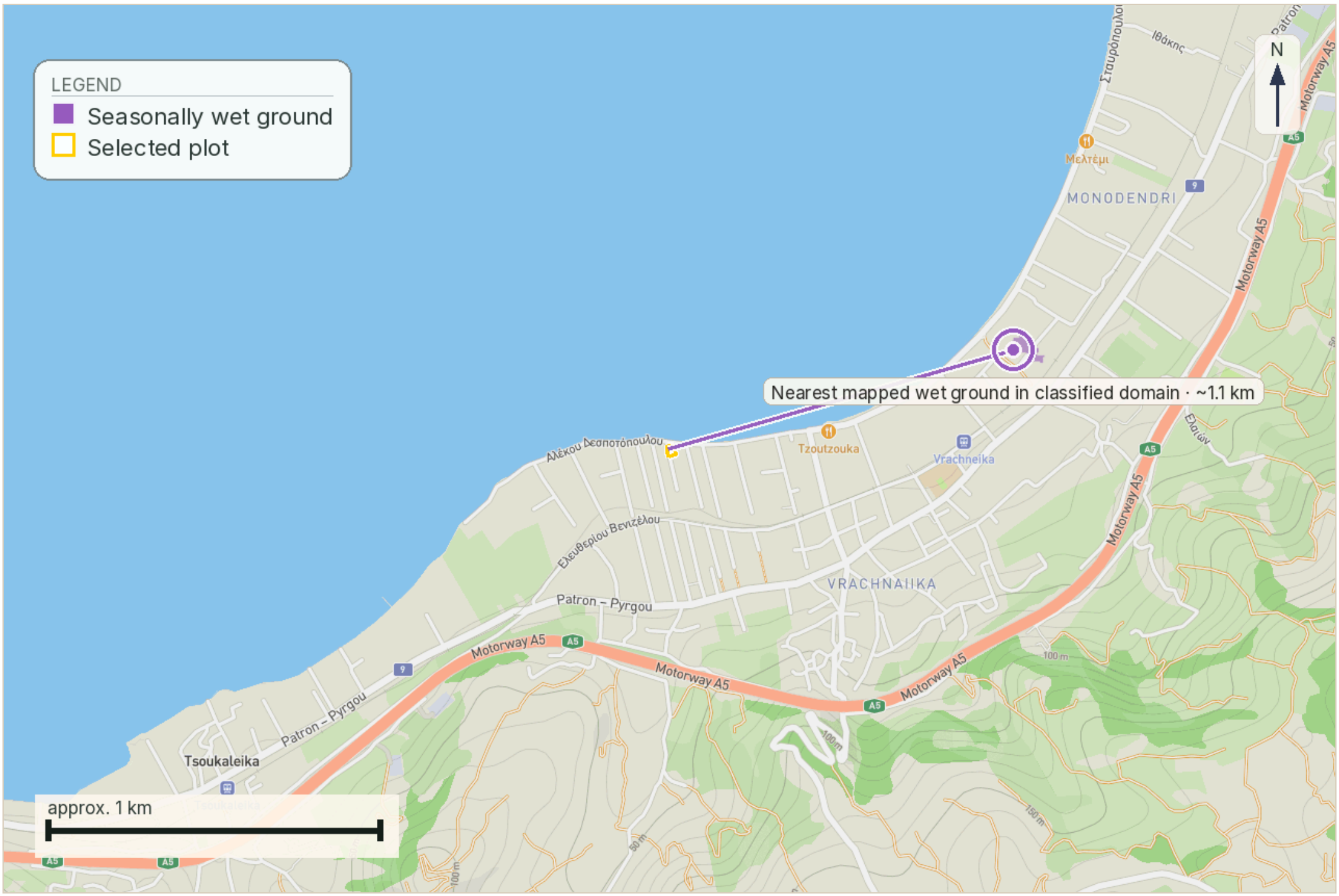


FIG. 5.1 — Wet ground, drainage & infiltration

Copernicus HRL Water & Wetness 2018 (10 m).

1.1
km

Nearest mapped wet ground in classified domain

Outside domain unassessed

2

Ground tests

Infiltration + seasonal groundwater

Analyst read

- The nearest mapped wet ground is ~1.1 km from the selected point within the classified product domain in the source search window, which may extend beyond the displayed map.
- This mapped wetness result does not establish drainage performance at the plot.
- Percolation at the plot and the chosen wastewater system will decide septic feasibility.
- This is a favourable or cautionary signal, not a percolation result: survey levels, seasonal groundwater and an infiltration test still govern foundations and any soakaway.

5.2

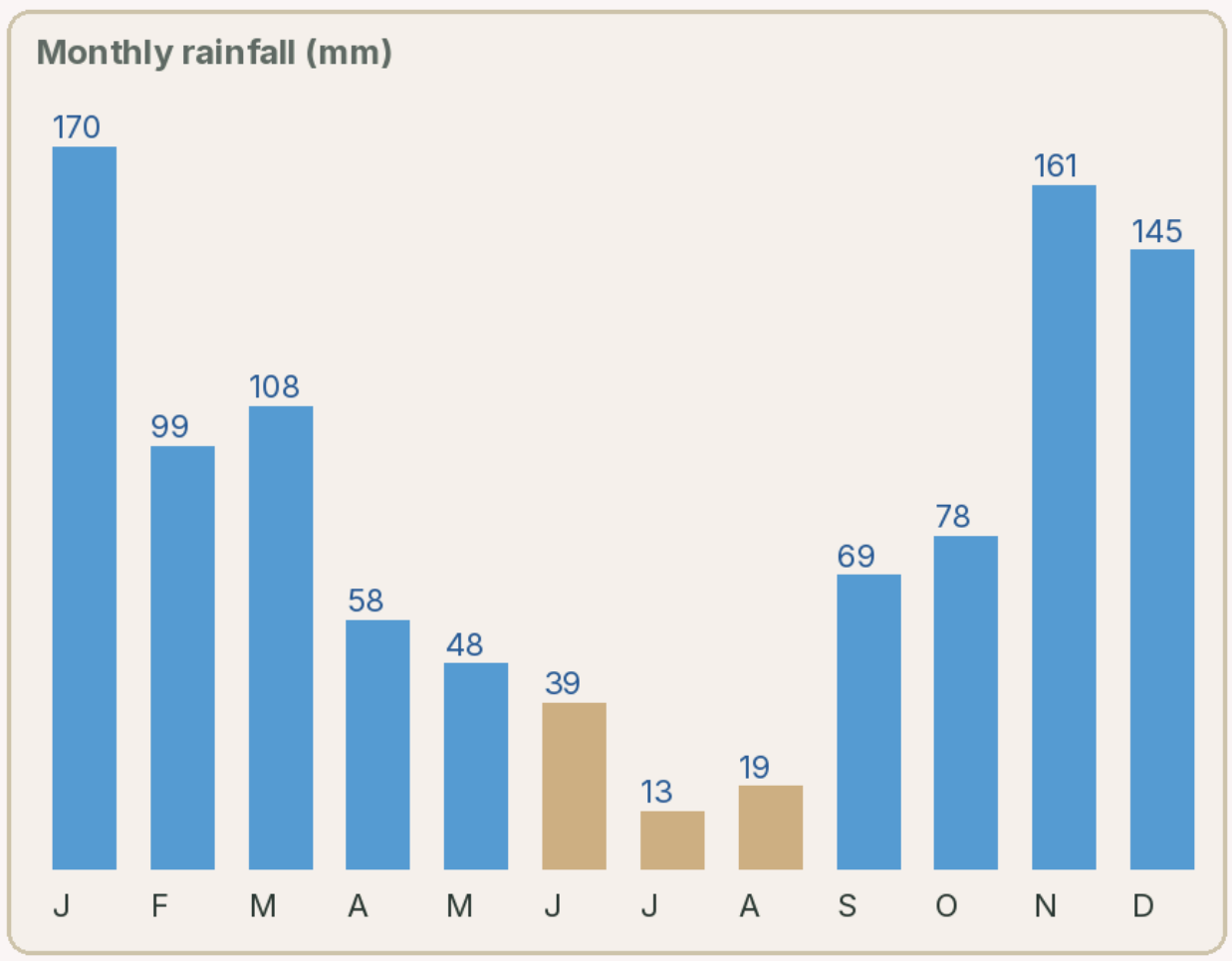
Rainfall yield & dry-season storage

Ten years of rainfall are converted into roof yield, seasonal concentration and the storage gap a water design must bridge.

SOURCE	METHOD	PULLED	GEOMETRY
Copernicus AgERA5 (ERA5 downscaled to 0.1°), 2015-2024 daily, statistics by LandCheck. Regional (~11 km) grid; a microsite can differ.	**public-data GIS query and screening**	**2026-10-30**	**measured against selected parcel/location**

Rainwater and the dry season

Ten years of daily rainfall (Copernicus AgERA5), read for a roof and a tank.



Roof harvest / 100 m²

~86,000 L / year

Yearly rainfall

1008 mm

Longest dry spell

65 days

Driest month

Jul (~13.4 mm)

Store water across a ~65-day dry gap; summer here is long and dry.

FIG. 5.2 — Rainfall yield & dry-season storage

Copernicus AgERA5 (ERA5 downscaled to 0.1°), 2015-2024 daily, statistics by LandCheck. Regional (~11 km) grid; a microsite can differ.

1008
mm

Annual rainfall
Ten-year regional record

65
days

Longest dry spell
Storage design interval

Analyst read

- Rainfall comes from a regional grid, not a gauge on the plot; the water design sizes the tank from it.
- About 1008 mm a year at this coordinate (10-year average).
- The longest run without meaningful rain was about 65 days; the driest month is Jul (~13.4 mm).
- Treat roof yield as a supplementary supply until daily demand, usable tank volume, water quality and backup supply are designed together.

5.3

Public sewer & on-site sanitation

The nearest served settlement is separated from the parcel-level question: whether a public pipe reaches the boundary or a permitted private system is required.

SOURCE	METHOD	PULLED	GEOMETRY
EU UWWTD 2022 agglomerations + parcel-level provider checklist	**nearest served-settlement screen and written-connection evidence path**	**2026-10-30**	**selected parcel to nearest reported agglomeration; pipe network not published**



FIG. 5.3 — Public sewer & on-site sanitation

EU UWWTD 2022 agglomerations + parcel-level provider checklist.

619

m

Nearest served area

Not proof of a boundary pipe

DEYA

Written confirmation

Municipal Water and Sewerage Company (DEYA) · Availability, fees and route

Analyst read

- The nearest served settlement is 619 m away.
- That does not price a connection: keep a verified pipe route and a private system as live budget alternatives.
- The nearest reported wastewater agglomeration is Vrachneika — ~619 m (11,463 p.e.), but the EU register does not map pipes.
- Before deposit, obtain a DEYA boundary answer; if no sewer is available, price a permitted private system from percolation, groundwater and setback evidence.

5.1 Wet ground, drainage & infiltration

- **Wet / waterlogged ground — The nearest mapped wet ground is ~1.1 km from the selected point within the classified product domain in the source search window, which may extend beyond the displayed map.**
  Outside-domain areas remain unassessed; unmapped wet ground there could be closer. A geotechnical and percolation test is still required.
- **Septic feasibility — Rural plots almost always need a private septic system; wet ground can rule out a soakaway.**
  Add the seller's septic permit or a percolation test to the professional file.
- **How much of the window — Mapped wetness classes occupy 0.0% of the whole source search window, not the parcel or necessarily the printed map; this is a lower bound when part is outside the product domain.**
- **Water and wetness product domain — The water and wetness reading covers 62.73% of the source search window; the remaining 37.27% is outside the product domain; this percentage does not describe the narrower displayed map and is not classified.**
  The mapped share of the whole frame is a lower bound; outside-domain pixels remain unclassified and transparent.

Source: Copernicus HRL Water & Wetness 2018 (10 m) · Pulled 2026-10-30

5.2 Rainfall yield & dry-season storage

- **Yearly rainfall — About 1008 mm a year at this coordinate (10-year average).**
  Regional reanalysis (~11 km); a mountain or coastal microsite can differ.
- **Roof harvest potential — A 100 m² roof could yield ~86,000 L/year after losses.**
  Real yield depends on roof area and material, first-flush loss and tank size; take it to a plumber.
- **The dry season — The longest run without meaningful rain was about 65 days; the driest month is Jul (~13.4 mm).**
  This is the gap your storage must bridge; the Mediterranean summer is long and dry here.
- **The wet season — Rain concentrates around Jan (~169.7 mm); summer (Jun-Aug) totals only ~71.5 mm.**
  Plan storage to carry water from the wet months into the dry ones.

Source: Copernicus AgERA5 (ERA5 downscaled to 0.1°), 2015-2024 daily, statistics by LandCheck. Regional (~11 km) grid; a microsite can differ. · Pulled 2026-10-30

5.3 Public sewer & on-site sanitation

- **Nearest served settlement — Vrachneika — ~619 m (11,463 p.e.).**
  An 'agglomeration' is an area the state collects and treats wastewater for.
- **Public sewer — The settlement is inside a mapped wastewater agglomeration — a public sewer may be available.**
  Confirm with the municipal water company (ΔΕΥΑ) whether the sewer reaches the boundary and the connection fee.
- **Mains water — Distance to the nearest settlement edge is only a proxy; confirm whether the mains reaches the boundary.**
  Ask the municipal water utility (ΔΕΥΑ) for a written connection quote; a long run of new pipe can cost more than the plot works.
- **Borehole option — Drilling a well needs a water-abstraction permit from the Decentralised Administration, plus a quality test.**
  Test any proposed private supply for nitrate and salinity; regional designations do not certify drinking-water quality.
- **What to get in writing — Connection availability, capacity and cost for water and sewer.**
  Verbal assurances from a seller are not a connection right.
- **Is the settlement sewered? — The nearest wastewater-collection point is close, so the settlement is very likely on a public sewer — but that is not proof this parcel is connected.**
  The dataset marks a collection point, not the exact catchment; only the municipal water company can confirm a pipe reaches this parcel.

Source: Urban Waste Water Treatment Directive 91/271/EEC — agglomerations 2022 (EEA). Nearest served settlement from the plot. · Pulled 2026-10-30

5.3 Public sewer & on-site sanitation (continued)

- **Treatment level — Treatment share not reported.**
  Higher is better for the receiving environment; low or none can mean overloaded or septic-reliant.
- **If not served — A plot outside the collection area may need private wastewater treatment.**
  Ask the municipal water company and engineer for the permitted solution before design.
- **Parcel sewer status — The point is in the UWWTD agglomeration screen, but no parcel sewer connection is established at the boundary.**
  An agglomeration point is service context, not a pipe-network map.
- **Approval routes if there is no sewer — Test three approval routes with the engineer: a sealed holding tank with licensed tanker collection; a septic tank plus soil-absorption field only if percolation and groundwater checks pass.**
  Held site constraints: wetness coverage is incomplete; parcel drainage, seasonal groundwater and percolation remain unverified. These are routes to approval, not automatic rights.
- **Siting separation distances — The parcel-specific separation distances remain an open approval item: place boundaries, buildings, any well/borehole, watercourse and coast on the survey.**
  No metre clearance is invented without the binding sanitary/environmental instrument and competent-authority approval.

Source: Urban Waste Water Treatment Directive 91/271/EEC — agglomerations 2022 (EEA). Nearest served settlement from the plot. · Pulled 2026-10-30

- **What we checked — No public parcel dataset exists; feasibility steer from our slope, wetness and drainage reads plus the permit checklist.**
  This is a report checklist item, not a live parcel-level source read.
- **Why this page exists — This plot may sit inside a mains-sewer area (see the water & sewer page); where mains sewer does not reach, a private system is needed. No public map shows septic tanks in Greece.**
  This is a feasibility steer plus the exact evidence to demand — not a design or an approval.
- **Ground slope — ~1.8% — terrain-model context, not a soakaway-suitability finding.**
  A drain field wants moderate, stable ground and depth to groundwater.
- **Wet-ground signal — Screening does not establish parcel drainage or seasonal groundwater; unassessed cells remain unknown.**
  High groundwater or a collecting hollow can rule out a simple soakaway and force a sealed tank.
- **National legal basis — Sanitary Provision E1b/221/1965 (Υγειονομική Διάταξη Ε1β/221/1965) governs cesspits. Title: ‘On the disposal of sewage and industrial waste’. Government Gazette B 138/24.2.1965; Article 8: a table of conditions for disposal to ground.**
  This is the legal basis; the article 8 reference is not approval of this particular installation.
- **Is it still in force? — Law 4042/2012's limited repeal covered waste in the European Waste Catalogue, not domestic sewage. The provision still governs cesspits.**
  Confirm the current local terms before any work begins.
- **What the report does not print — The report does not print individual distances because the article text was not opened.**
  Exact application requires the full text and a professional check.
- **Who enforces it — At local level, enforcement sits with the Region’s Health Directorate (Διεύθυνση Υγείας) and municipal planning office (ΥΔΟΜ).**
  Ask for written confirmation for the proposed or existing installation.
- **What the seller must provide — The septic tank's construction/operation permit and any percolation (soil absorption) test.**
  No paperwork is a red flag: an unpermitted or failing system becomes your cost and liability.
- **The real test — A licensed engineer's percolation test on the plot decides the system type and cost.**
  Budget for a sealed tank with tanker emptying if the ground fails the test.

5.4

Utility works & service context

Mapped power, water, telecom and waste infrastructure give regional service context without pretending to show the low-voltage cables or pipes that feed this parcel.

SOURCE	METHOD	PULLED	GEOMETRY
LandCheck geobase (OpenStreetMap snapshot)	nearest mapped infrastructure by service type and compass bearing	2026-10-30	selected parcel to stored power, water, telecom and waste points

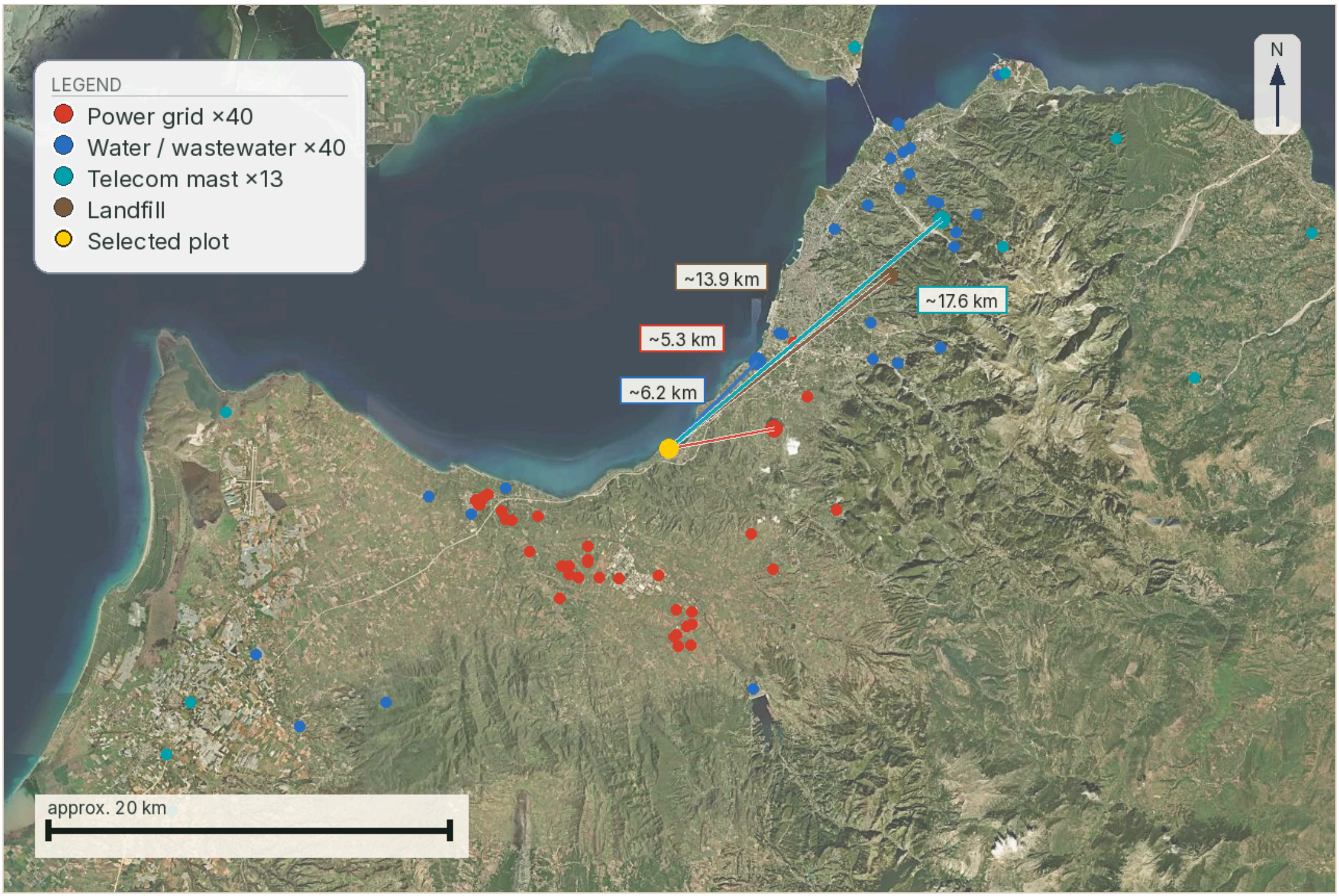


FIG. 5.4 — Utility works & service context

LandCheck geobase (OpenStreetMap snapshot).

5.3 km

Mapped power works

Regional context only

6.2 km

Mapped water works

Not a pipe distance

Analyst read

- Mapped lines and plant show the area's networks; connection terms and costs come from the provider.
- The national context layer reports Power generator — ~5.3 km E and Water tower — ~6.2 km NE.
- These are regional infrastructure references, not connection distances; local routes, capacity, reinforcement and fees still require provider responses.

5.5

Electricity & telecom connection

Mapped grid evidence is shown where available; a rural-site PVGIS screen is included when generated, while Hellenic Electricity Distribution Network Operator (HEDNO / DEDDIE) and provider evidence remain the only connection proof.

SOURCE	METHOD	PULLED	GEOMETRY
OpenStreetMap grid context + PVGIS JRC solar screen + DEDDIE/provider verification brief	nearest mapped-grid object, worst-month solar sizing and parcel-specific connection checklist	2026-10-30	selected parcel and mapped grid features; solar yield is modelled and service route is not measured



FIG. 5.5 — Electricity & telecom connection

OpenStreetMap grid context + PVGIS JRC solar screen + DEDDIE/provider verification brief.

5.3 km

Nearest mapped grid

High-voltage OSM context

2

Confirmations to obtain

DEDDIE and the telecom operator

Analyst read

- A 1 kWp south-facing array here makes about 1355 kWh a year (tilt ~38°). In Dec the same array makes only ~2.94 kWh a day, against ~5.24 in Aug. Yield is modelled from satellite irradiance for an unshaded roof; an installer sizes the real system after a shading check.
- One mapped grid object sits 5.3 km away.
- That is too little to price a route, so DEDDIE's quote carries the electricity budget; broadband gets a separate address check.
- Nearby development makes a service connection plausible, while sparse community mapping makes the visible grid distance unreliable.

5.3 Public sewer & on-site sanitation (continued)

- **Rules — Rural on-site sanitation must meet the sanitary-provision rules and any local environmental terms.**
  In sensitive or high-groundwater areas the permitted options narrow; confirm before committing.
- **The gap this fills — Seeing a pipe or a hydrant nearby does not prove you have the right to connect, at what capacity or cost.**
  Utility networks are not public GIS in Greece; this separates what is visible from what is confirmed.

Source: Urban Waste Water Treatment Directive 91/271/EEC — agglomerations 2022 (EEA). Nearest served settlement from the plot. · Pulled 2026-10-30

5.4 Utility works & service context

- **Nearest power grid — Power generator — ~5.3 km E**
  This is a major mapped work, not the low-voltage connection point; DEDDIE must quote the parcel route.
- **Nearest water / wastewater — Water tower — ~6.2 km NE**
  A reservoir or treatment work is regional context, not evidence that a public main reaches the boundary.
- **Nearest telecom mast — not named in the source — ~17.6 km NE**
  Mast distance does not prove indoor signal, fixed broadband or upload performance at the property.
- **Nearest landfill — Xerolaka Landfill — ~13.9 km NE**
  Confirm operating status, truck routes, wind direction and any expansion plan if this distance affects amenity.

Source: LandCheck geobase (OpenStreetMap / OurAirports) · Pulled 2026-10-30

5.5 Electricity & telecom connection

- **Nearest mapped grid object — OpenStreetMap maps no grid object nearby, but the national grid harvest shows the nearest works — a generator — ~5.3 km E of the plot; it is marked on the map.**
  Regional grid context from the national harvest, not the low-voltage connection point or a service route.
- **Power to the plot — OpenStreetMap has not mapped the local electricity network here. OSM coverage of the Greek distribution grid is very incomplete, so treat this as a mapping gap, not a real distance to power.**
  Confirm the actual connection point, capacity and cost with the grid operator (DEDDIE); do not assume a long, costly extension from OSM alone.
- **Connection cost — Ask DEDDIE for a written connection offer for this specific plot — that quote, not any map distance, is the real cost.**
  A new pole run or transformer upgrade only bites on plots the operator confirms are genuinely far from the network.
- **Telecom / internet — Fixed and mobile coverage vary sharply between coastal towns and mountain plots.**
  Check the providers' own coverage maps for this address, and ask neighbours what actually works.
- **What to get in writing — A connection quote for electricity, and a coverage confirmation for the internet you need.**
  Remote-work plans live or die on this.
- **What we checked — OSM shows visible lines; the grid operator (DEDDIE) and providers confirm the real connection and cost.**
  This is a report checklist item, not a live parcel-level source read.
- **Off-grid alternative — If the grid operator confirms the plot really is far from the network, solar-plus-battery can beat a long line extension.**
  Ask an installer to model winter PV yield, household load and battery autonomy; a grid alternative requires a site-specific feasibility study.

Source: No public parcel-level dataset connected · Pulled 2026-10-30

5.6

Utility confirmation & budget brief

A before-deposit service file: who must answer, what must be written down and which unknowns can still move the construction budget.

SOURCE	METHOD	PULLED	GEOMETRY
LandCheck synthesis of the chapter's public data and provider gaps	decision-led utility evidence checklist	2026-10-30	selected parcel; provider rights and connection routes remain unmeasured

4

Written responses to request

Water, sanitation, power, telecom

4/4

Required before deposit

Unknown works stay in the budget

Analyst read

- The chapter does not yet prove any parcel-level utility right or connection price.
- Make water/sewer, drainage or septic, power and telecom written deliverables of the pre-deposit file, then carry the quoted works and lead times into the purchase and construction budget.

Before-deposit utility file

Four written responses convert the chapter's unknowns into a costed construction brief.

Water / sewer

DEYA availability, point of connection, fees and programme.

Drainage / septic

Engineer concept supported by levels and percolation evidence.

Power

DEDDIE offer stating capacity, route, works, price and lead time.

Telecom

Provider availability plus an on-site performance check.

Written evidence to collect before deposit

- **Municipal water company (DEYA) — Written water and sewer availability, boundary connection point, capacity, fees and lead time.**
  Do not accept a seller's verbal assurance as a connection right.
- **Civil / sanitation engineer — Drainage route, percolation result and a permitted private-wastewater concept if mains sewer is unavailable.**
  Price earthworks and the wastewater solution before fixing the building footprint.
- **DEDDIE / HEDNO — Parcel-specific power connection point, available capacity, route, upgrade conditions, quote and programme.**
  A mapped line or nearby building does not replace the operator's offer.
- **Telecom providers — Address-level fixed/mobile availability and the service level needed for work, security and monitoring.**
  Confirm performance on site, not only a national coverage map.

Source: Provider and engineer confirmations required by the findings in 5.1-5.5 · Pulled 2026-10-30

6.1

Protected nature & Natura context

Official and community protection layers are screened around the selected parcel, with the designation boundary and competent authority left as explicit confirmation items.

SOURCE	METHOD	PULLED	GEOMETRY
Natura 2000 network (EEA) + OpenStreetMap protected areas	public-data GIS query and screening	2026-10-30	measured against selected parcel/location



FIG. 6.1 — Protected nature & Natura context

Natura 2000 network (EEA) + OpenStreetMap protected areas.

0

Parcel overlaps

Natura 2000 polygon screen

13.7

km

Nearest Natura site

Mount Panachaiko

Analyst read

- Read against the protected-area layers; any consent still comes from the competent environmental authority.
- No intersecting feature was returned by this query.
- The parcel is outside a Natura 2000 polygon; the first named EU site is Mount Panachaiko ~13.7 km (GR2320007; SAC/SCI (Habitats Directive)), and the national register points to Nearest ~12.5 km (Kompovouni (Mitopolis-Chionas)).
- This is favourable parcel evidence, not a blanket consent: keep both named designations in the authority brief.

6.2

Land cover & recorded land use

The plot-scale aerial and Corine class establish the physical setting, while the cadastral use field and statutory plan remain separate legal evidence.

SOURCE	METHOD	PULLED	GEOMETRY
Two separate sources: EEA/Copernicus CORINE Land Cover 2018; Hellenic Cadastre recorded-use attribute	public-data GIS query and screening	2026-10-30	measured against selected parcel/location



FIG. 6.2 — Land cover & recorded land use Two separate sources: EEA/Copernicus CORINE Land Cover 2018; Hellenic Cadastre recorded-use attribute.

Complex cultivation

Corine land cover

Area-scale physical cover, not legal use

Not recorded

Legal use

Not recorded in the KAEK extract.

Analyst read

- This is physical land cover, not legal use; the statutory plan and the forest map decide what may be built.
- Corine's coarse 100 m land-cover screen reads 242 · Complex cultivation patterns, while the cadastral-use field is Not recorded in the KAEK extract.
- Corine lags fine-grained change, so where its class disagrees with the aerial above — a cultivation class over a built-up strip, for instance — the photo and the cadastre are the finer truth.
- Either way this is physical context, not permission to build: the engineer reconciles survey, title and the binding plan terms before the buyer prices development potential.

6.1 Protected nature & Natura context

- **Parcel in a Natura 2000 site? — No.**
  Being outside a site does not remove nearby-area restrictions; still confirm.
- **Nearest Natura 2000 site — Mount Panachaiko ~13.7 km (GR2320007; SAC/SCI (Habitats Directive)).**
  Proximity can still bring restrictions; confirm with the local forestry/environment authority.
- **Sites within screening radius — 1 within 15 km.**
  Screening only; more sites may exist just beyond the radius.
- **Community-map protected areas — 0 within ~2.5 km.**
  Crowdsourced hint; the EEA Natura layer above is the authority.

Source: Natura 2000 network (EEA) + OpenStreetMap protected areas · Pulled 2026-10-30

Natural monuments & designations

- **Natural monuments (community map) — 0 within ~2.5 km.**
  Confirm on the Forestry Directorate register of natural monuments (μνημεία φύσης).
- **National designations (CDDA) — Nearest ~12.5 km (Kompovouni (Mitopolis-Chionas)).**
  EEA register of national parks, monuments and refuges; a clear result here is a positive sign.
- **What this means — No natural-monument flag indicated.**
  The Forestry Directorate remains the formal source for forest status.

Source: OpenStreetMap natural monuments + EEA CDDA national register · Pulled 2026-10-30

Protection evidence path

The dated Natura layer records the parcel outside the network; the nearest named designations still belong in the professional brief.

Parcel overlap
Record the outside result against the dated public layer.

Nearest Natura site
Keep the named site and measured boundary distance.

National register
Read the CDDA designation beside the EU network result.

Authority check
Confirm any project-specific assessment or local protection rule.

6.2 Land cover & recorded land use

- **EEA/Copernicus CORINE land cover — 242 · Complex cultivation patterns.**
  Official EU land cover at 25 ha resolution; it describes the area, not the parcel's legal zoning.
- **Cover hierarchy — Agricultural areas > Heterogeneous agricultural areas.**
  Confirms the broad character of the surroundings (built-up, farmland, forest, water).

Source: Two separate sources: EEA/Copernicus CORINE Land Cover 2018; Hellenic Cadastre recorded-use attribute · Pulled 2026-10-30

6.3

Tree cover, forest character & growing cycle

Fine-scale tree cover and the annual vegetation cycle show what is physically growing here; only the ratified forest map decides the legal forest classification.

SOURCE	METHOD	PULLED	GEOMETRY
Copernicus HRL Tree Cover Density 2018 + MODIS NDVI 2025	10 m physical tree-cover screen and 16-day annual vegetation cycle	2026-10-30	selected plot centre and surrounding tree-cover raster; NDVI is a 250 m pixel



FIG. 6.3 — Tree cover, forest character & growing cycle

Copernicus HRL Tree Cover Density 2018 + MODIS NDVI 2025.

Clear

Plot-centre read

Copernicus tree cover

18 %

Tree cover nearby

10 m physical layer

Analyst read

- Source coverage: Low for “Forest character and tree cover” — a screening result from mapped or published data, not a reading taken on the plot itself.
- NDVI reads roughly a 250 m footprint, so it describes the plot and its immediate surroundings rather than a boundary-accurate map.
- Use it to understand the land's character and season, then confirm active farming, leases or crop obligations from the title and a site visit.
- The physical layer indicates vegetation at the plot.

6.2 Land cover & recorded land use (continued)

- **Cadastral use — Not recorded in the KAEK extract.**
  A separate cadastral-register field, not the CORINE land-cover class above. This extract carries no use description, which is not the same as the parcel having no permitted use.
- **Legal building rights — Not in any open dataset.**
  Get the building coefficient (Σ.Δ. / floor-area ratio), coverage, height and setbacks from the statutory plan or a civil engineer.

Source: Two separate sources: EEA/Copernicus CORINE Land Cover 2018; Hellenic Cadastre recorded-use attribute · Pulled 2026-10-30

How to use the land-cover result

Physical cover, registered use and legal zoning answer different questions.

Corine class
Use it as area-scale physical context, not a buildability rule.

Cadastre use
Match any recorded use to the title and current occupation.

Statutory plan
Obtain binding use, coefficient, coverage, height and setbacks.

Site inspection
Reconcile aerial cover with the ground actually occupied today.

Before design

Close the gap between an urban-fabric class and a lawful building envelope.

Survey
Fix the cadastral parcel against the licensed topographic survey.

Planning extract
Ask the engineer to cite the plan sheet and current terms.

Existing use
Record crops, structures, access and third-party occupation.

Decision file
Keep physical, cadastral and statutory evidence as separate exhibits.

6.3 Tree cover, forest character & growing cycle

- **Tree cover at the edge — Wooded ground begins ~47 m from the plot centre (10 m Copernicus tree-cover pixels).**
  That figure is the distance from the plot centre to the nearest Copernicus tree-cover pixel inside the approximately 1002 m sampled window.
- **Legal forest status — This is physical tree cover (Copernicus HRL, 10 m), not the ratified forest map.**
  Only the official forest map (δασικός χάρτης) / Forestry Directorate decides forest classification.
- **Wooded land nearby — ~18% of the area around the plot carries mapped tree cover.**
  Fine 10 m tree cover reads higher than CORINE, which maps forest only at 25 ha; different scales, not a contradiction.
- **OSM cross-check — OpenStreetMap also maps woodland ~736 m from the plot.**
  A coarse community-map polygon and the finer 10 m satellite pixels measure different things, so the two distances need not match; neither is the legal map.

Source: Copernicus HRL Tree Cover Density 2018 (EEA, 10 m), read over a 1.5 × 1 km box centred on the plot, for physical tree cover + the ratified forest map (δασικός χάρτης) for the legal forest status. The tree-cover density reading covers 77.35% of the frame; the remaining 22.65% is outside the product domain and is not classified. The forest type reading covers 63.43% of the frame; the remaining 36.57% is outside the product domain and is not classified. · Pulled 2026-10-30

6.4

Riparian land cover and land use

This page reads land cover and land use in the Copernicus study areas around selected rivers. An overlap or distance refers to that mapping extent. A Greek engineer must separately verify the official watercourse line, applicable setbacks and authority decisions before works are planned.

SOURCE	METHOD	PULLED	GEOMETRY
Copernicus Riparian Zones 2018 (EEA): land-cover/use mapping within modelled study areas around selected rivers; this is not a statutory stream boundary or protection zone. LC/LU mapping read over a 6.7 × 4.5 km box centred on the plot.	**public-data GIS query and screening**	**2026-10-30**	**measured against selected parcel/location**



FIG. 6.4 — Riparian land cover and land use

Copernicus Riparian Zones 2018 (EEA): land-cover/use mapping within modelled study areas around selected rivers; this is not a statutory stream boundary or protection zone. LC/LU mapping read over a 6.7 × 4.5 km box centred on the plot.

4.4
km

Nearest mapped LC/LU area
Environmental context

3.2
%

Share of map view
Environmental context

Analyst read

- Source coverage: Low — a screening result from mapped or published data, not a reading taken on the plot itself.
- The nearest Copernicus LC/LU mapping extent is ~4.4 km from the selected point.
- The mapped polygons occupy 3.2% of the examined frame.
- The modelled LC/LU extent is environmental context.

6.3 Tree cover, forest character & growing cycle (continued)

- **Tree-cover density product domain — The tree-cover density reading covers 77.35% of the frame; the remaining 22.65% is outside the product domain and is not classified.**

  The mapped share of the whole frame is a lower bound; outside-domain pixels remain unclassified and transparent.

- **Forest type product domain — The forest type reading covers 63.43% of the frame; the remaining 36.57% is outside the product domain and is not classified.**

Source: Copernicus HRL Tree Cover Density 2018 (EEA, 10 m), read over a 1.5 × 1 km box centred on the plot, for physical tree cover + the ratified forest map (δασικός χάρτης) for the legal forest status. The tree-cover density reading covers 77.35% of the frame; the remaining 22.65% is outside the product domain and is not classified. The forest type reading covers 63.43% of the frame; the remaining 36.57% is outside the product domain and is not classified. · Pulled 2026-10-30

Vegetation and growing cycle

- **Peak-season greenness (2025) — Shrub / olive / mixed — NDVI reaches 0.57 in Jan.**

  Source: MODIS MOD13Q1 vegetation index (NASA/USGS via ORNL DAAC), 250 m, 16-day readings. The greenest point of the year is the fairest read of what actually grows here: bare rock stays low even in spring, while crops and woodland green up.

- **Growing pattern — Strong winter-active cycle (rain-fed Mediterranean vegetation, dry summer). Greenness runs from 0.09 (in Mar) to 0.57 over the year.**

  A winter-green, dry-summer curve is rain-fed Mediterranean cover: scrub, grass or olive, not irrigated farmland.

- **Year-round average — Mean NDVI 0.36 across 23 satellite readings in 2025.**

  A single-year average smooths out cloud and one-off dips; treat it as the plot's typical vegetation level, not a boundary-accurate measurement.

Source: MODIS MOD13Q1 vegetation index (NASA/USGS via ORNL DAAC) — 250 m, 16-day NDVI over a full year at the plot. · Pulled 2026-10-30

Forest evidence hierarchy

Physical vegetation raises the question; the ratified forest map answers the legal one.

10 m tree cover
Read the measured centre pixel and nearby cover separately; neither establishes legal forest status.

OSM cross-check
Agreement between physical sources increases screening confidence.

Forest map
Obtain the official classification and any objection history.

NDVI cycle
Use the seasonal curve to understand active or irrigated vegetation.

6.4 Riparian land cover and land use

- **Riparian corridor — The nearest Copernicus LC/LU mapping extent is ~4.4 km from the selected point. The mapped polygons occupy 3.2% of the examined frame.**

  This is distance to a land-cover mapping extent, not to a riverbank or legal setback line.

- **Separate legal verification — The Copernicus mapping extent does not establish a statutory stream boundary, protected strip or legal building distance.**

  Ask a Greek engineer, the municipality and your lawyer to check the official stream delineation, applicable setbacks and relevant authority decisions against the surveyed parcel.

Source: Copernicus Riparian Zones 2018 (EEA): land-cover/use mapping within modelled study areas around selected rivers; this is not a statutory stream boundary or protection zone. LC/LU mapping read over a 6.7 × 4.5 km box centred on the plot. · Pulled 2026-10-30

6.5

Surrounding land-use & development pressure

The two-kilometre land-use mosaic explains the coastal, agricultural and built setting, read together with the Copernicus sealed-surface layer as a development-pressure signal.

SOURCE	METHOD	PULLED	GEOMETRY
Corine Land Cover 2018 + current aerial	25-point landscape sample to 2 km and visual development-context cross-check	2026-10-30	selected plot and sampled two-kilometre surroundings

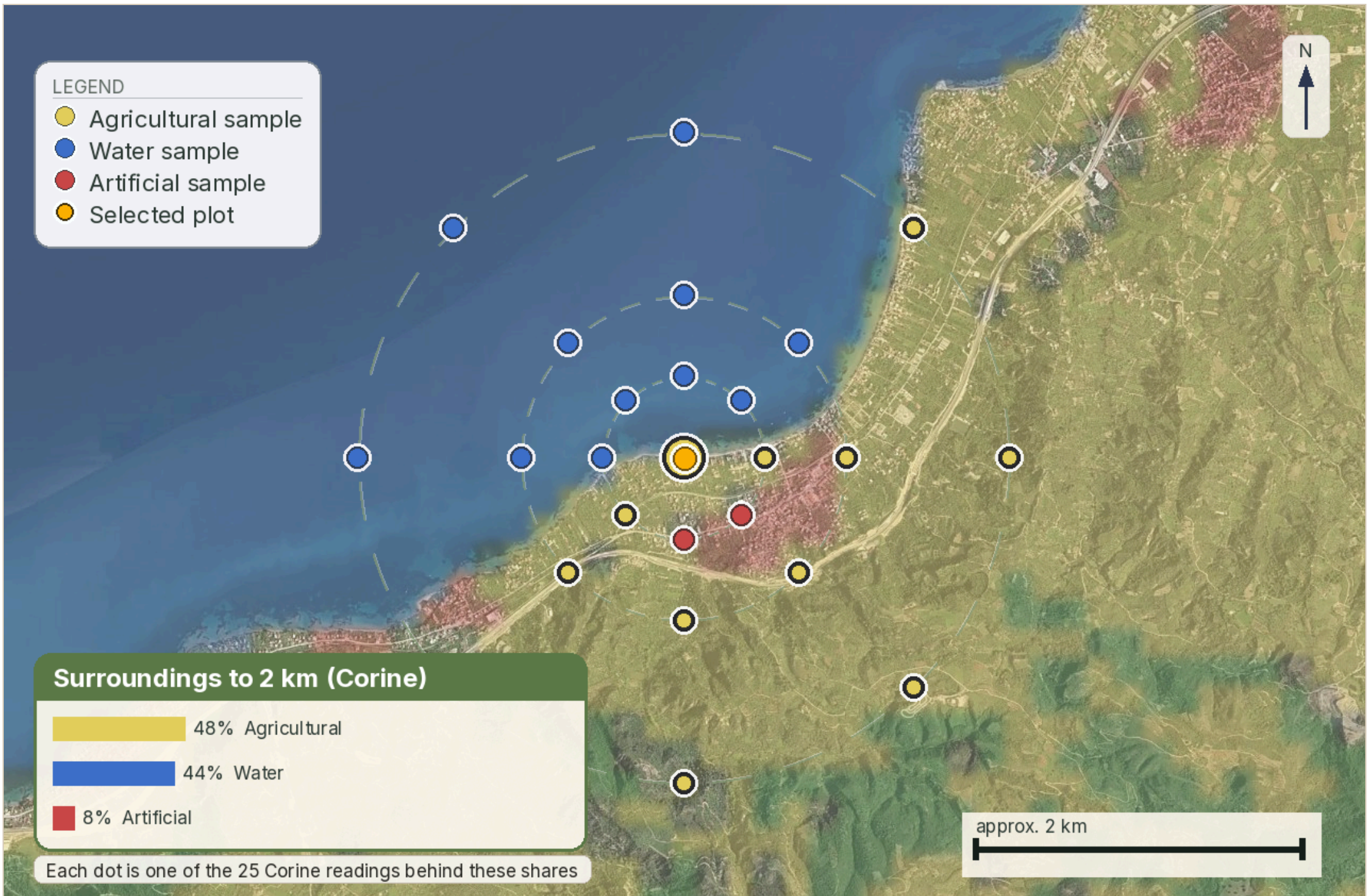


FIG. 6.5 — Surrounding land-use & development pressure

Corine Land Cover 2018 + current aerial.

48%

Farmland share

Dominant Corine cover, 2 km sample

5.2 %

Pixels with positive IMD

Share of map view

Analyst read

- Source coverage: Low for “Development and sprawl pressure” — a screening result from mapped or published data, not a reading taken on the plot itself.
- This is physical land cover, not legal use; the statutory plan and the forest map decide what may be built.
- The two-kilometre sample is Agricultural areas 48%; Water bodies 44%; Artificial surfaces 8% (of 25 sampled points to 2 km).
- That supports a coastal, partly agricultural and partly built context, but says nothing about statutory use.

Watercourse restriction path

The mapped LC/LU extent is environmental context; the legal watercourse and setback checks remain separate.

Nearest mapped LC/LU area

Retain the measured distance from the plot.

Official line

Obtain the authority-recognised watercourse or stream line.

Setback

Have the engineer apply the current legal buffer to the survey.

Runoff

Trace drainage without diverting concentrated flow to neighbours.

Design inputs

Resolve the water edge before the building footprint and access levels are fixed.

Topographic survey

Survey banks, channels, culverts and parcel levels to one datum.

Seasonal inspection

Inspect after rain for flow, ponding and debris evidence.

Authority response

Record whether delineation or environmental consent is required.

Cost allowance

Price drainage, crossings and lost buildable area if the line moves inward.

6.5 Surrounding land-use & development pressure

- **Pixels with positive imperviousness — Pixels with a positive Copernicus IMD value occupy 5.2% of the whole examined frame.**
  This is the share of pixels with IMD > 0, not mean imperviousness density or the exact sealed-area percentage. Check actual surfaces against aerial imagery.
- **Character — Read alongside the aerial: this is how built-up the immediate area already is.**
  Check the municipal plan for whether more building is coming.
- **Imperviousness density product domain — The imperviousness density reading covers 63.43% of the frame; the remaining 36.57% is outside the product domain and is not classified.**
  The mapped share of the whole frame is a lower bound; outside-domain pixels remain unclassified and transparent.

Source: Copernicus HRL Imperviousness Density 2018 (EEA, 10 m). Sealed/built surface measured over a 6.7 × 4.5 km box centred on the plot — how developed the neighbourhood already is. The imperviousness density reading covers 63.43% of the frame; the remaining 36.57% is outside the product domain and is not classified. · Pulled 2026-10-30

Surrounding land-use mix

- **Surrounding mix — Agricultural areas 48%; Water bodies 44%; Artificial surfaces 8% (of 25 sampled points to 2 km).**
  CORINE's 25 ha minimum keeps this coarse; its forest share reads lower than the fine 10 m page, not a contradiction.
- **Farmland around you — About 48% is agricultural.**
  Expect seasonal farm activity, spraying and machinery; a working landscape, not a manicured one.
- **Why it matters — What surrounds a plot shapes daily life, noise, smells and how it can change.**
  This reads the neighbourhood mosaic, one honest sample at a time.

Source: Corine Land Cover 2018 (EEA / Copernicus), sampled on rings to 2 km. Landscape pattern (25 ha minimum), not field detail. · Pulled 2026-10-30

6.6

Coastal bathing-water quality

The nearest EU-monitored bathing point is located and its latest classification separated from beach access, shoreline law and year-round water conditions.

SOURCE	METHOD	PULLED	GEOMETRY
EU Bathing Water Directive register + Hellenic Cadastre coastal layers	nearest monitored-point screen plus official shore-zone evidence checklist	2026-10-30	selected plot to monitored water point; legal shoreline geometry read separately

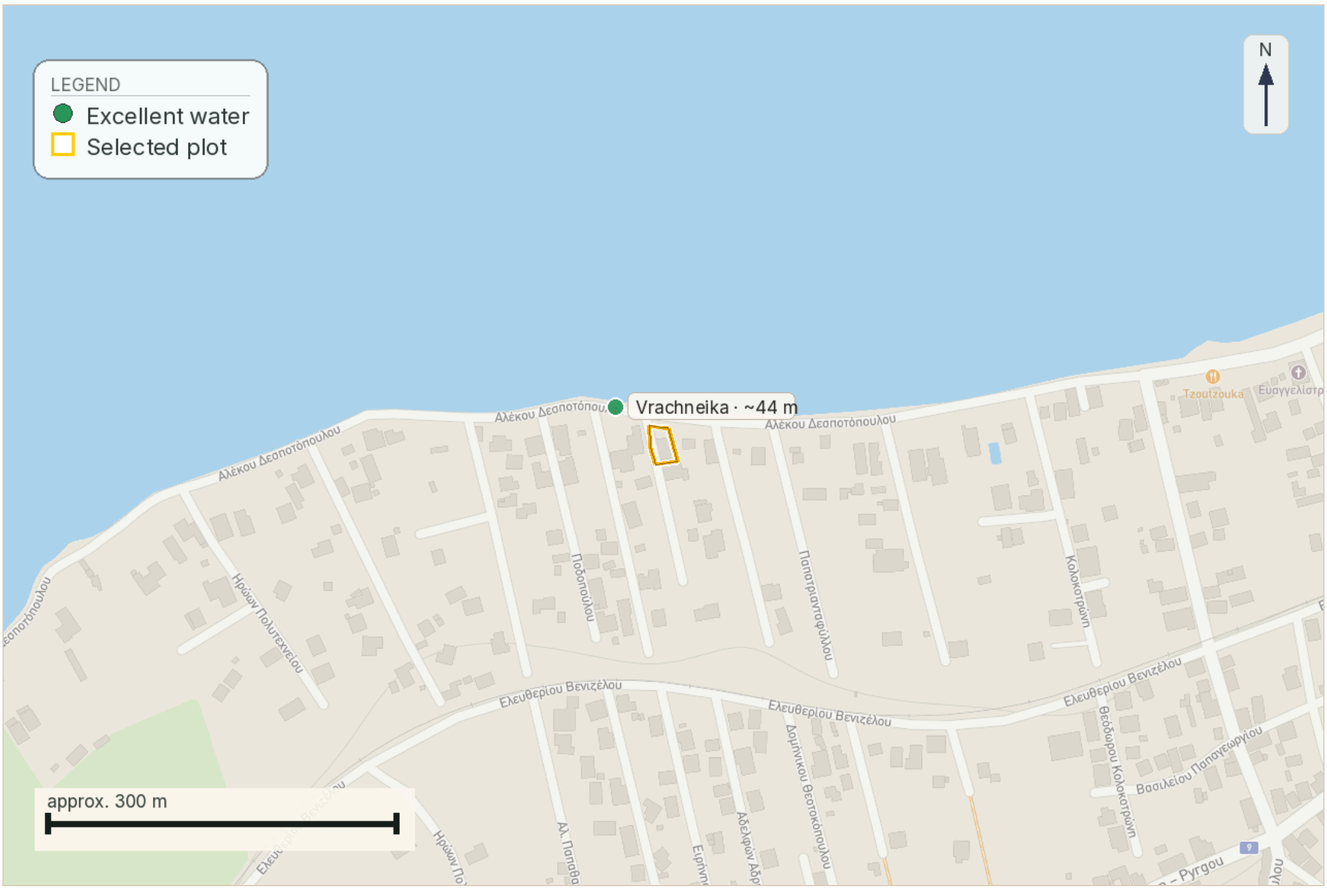


FIG. 6.6 — Coastal bathing-water quality

EU Bathing Water Directive register + Hellenic Cadastre coastal layers.

44

m

Monitoring point

Vrachneika

Excellent

Latest quality

EU bathing-water class

Analyst read

- The bathing-water class describes the sea at the nearest monitored beach, not the water supply to the plot.
- The nearest official monitoring point is Vrachneika (coastal) — ~44 m and its latest classification is Excellent.
- The register returned no multi-year history for this point.
- Treat this as a positive environmental snapshot, then separately verify current-season notices, the real access route and legal shore-zone constraints.

Read the two scales correctly

Corine describes the broad landscape pattern; the Copernicus sealed-surface layer adds how built-up the immediate area already is.

Water share

The sampled context explains the coastal or inland setting.

Agricultural share

Expect farming activity, seasonal work and possible spray or access effects.

Built share

Urban fabric is present but does not establish planning rights.

Pixels with positive IMD

Pixels with a positive Copernicus IMD value occupy 5.2% of the whole examined frame.

6.6 Coastal bathing-water quality

- **Nearest monitored bathing water — Vrachneika (coastal) — ~44 m.**

  The nearest officially monitored EU bathing-water point (a water-quality station, not necessarily the nearest sandy beach), straight-line from the plot.

- **Latest classification — Excellent.**

  The EU rates each beach Excellent / Good / Sufficient / Poor on bacterial monitoring.

- **Recent history — The register returned no multi-year history for this point.**

  One season is a reading, not a record. Ask for the beach's own profile before treating it as a trend.

- **What it is not — Water quality is monitored in the bathing season and can change year to year.**

  Keep the beach's own profile, linked in the sources, with the source file.

Source: EU Bathing Water Directive 2006/7/EC register (EEA). Nearest monitored beach, straight-line from the plot. · Pulled 2026-10-30

Bathing-water evidence path

A quality station is an environmental indicator, not a beach-access or shore-law certificate.

Station

Keep the name and straight-line distance to the monitored point.

Classification

Record the latest class and the length of the available history.

Access

Confirm the actual walking route and public shore access.

Current season

Check notices and the current bathing profile before relying on the class.

Coastal buyer checks

Translate a favourable quality result into a realistic amenity and maintenance brief.

Shore zone

Read the separate aigialos and setback evidence.

Storm effects

Ask about short-lived quality changes after heavy rain.

Salt exposure

Allow for corrosion and facade maintenance in the design budget.

Peak season

Visit for parking, crowding, noise and waste collection.

6.7

Groundwater & water-body status

Official WFD status links the plot to its groundwater body and the nearest coastal water body, exposing the difference between regional environmental status and parcel-level water suitability.

SOURCE	METHOD	PULLED	GEOMETRY
EEA WISE — Water Framework Directive 2022. The plot's groundwater body and nearest surface water: the official status each is classified as, Good or Poor, plus the human pressures the country reports on each.	**public-data GIS query and screening**	**2026-10-30**	**measured against selected parcel/location**

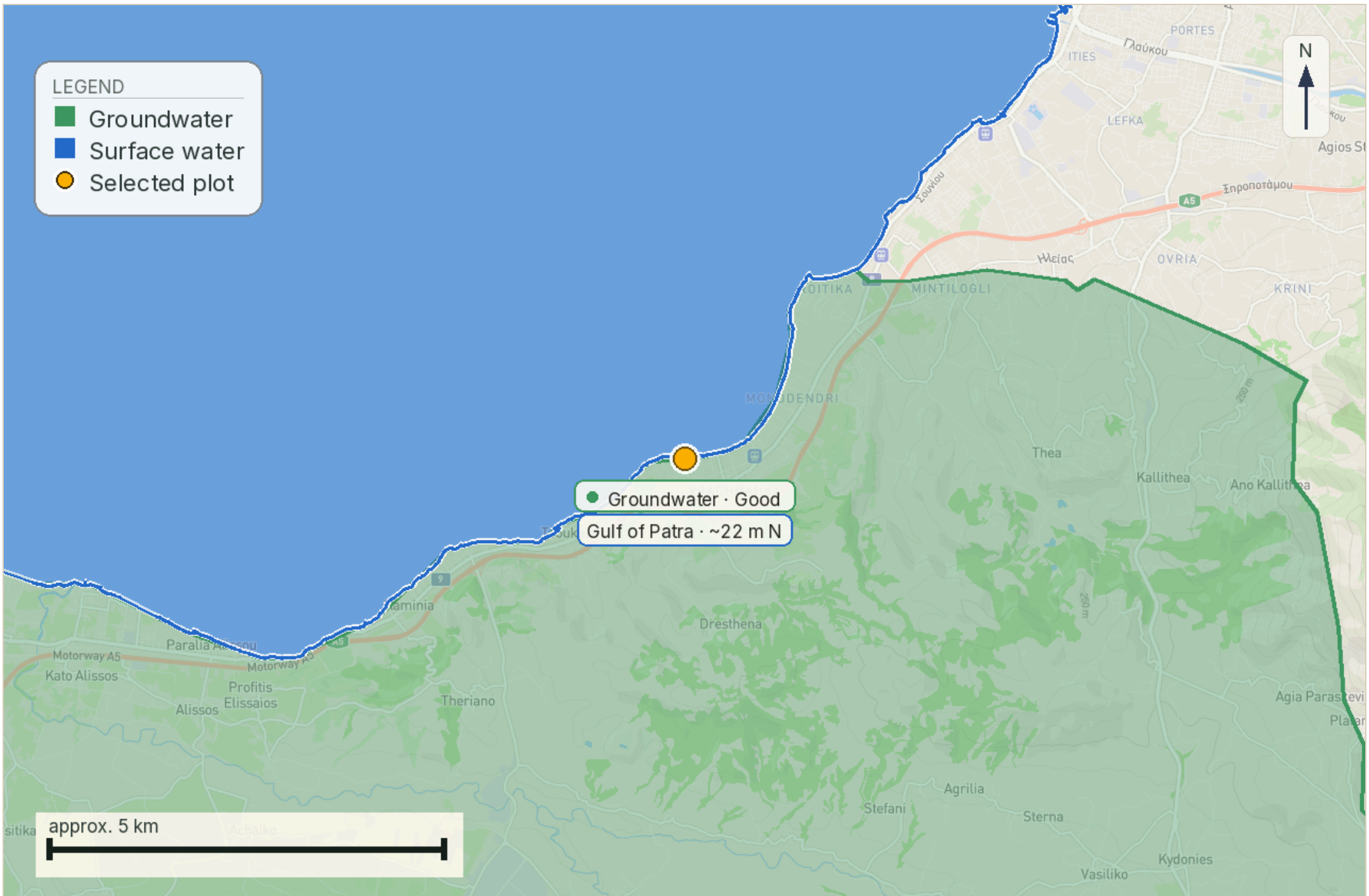


FIG. 6.7 — Groundwater & water-body status

EEA WISE — Water Framework Directive 2022. The plot's groundwater body and nearest surface water: the official status each is classified as, Good or Poor, plus the human pressures the country reports on each.

Good

Groundwater status

Chemical and quantitative

22

m

Nearest surface body

Gulf of Patra

Analyst read

- Official status of the wider groundwater body; water from a well on the plot needs its own laboratory test.
- The plot's groundwater body is officially Chemical status Good, quantitative status Good.
- None reported for System Peiros.
- The nearest surface body is Gulf of Patra — ecological status Good, chemical status Good, ~22 m to the N. Do not design around a borehole until yield, chemistry, salinity, abstraction rights and a mains-water fallback are confirmed.

6.7 Groundwater & water-body status

- **Groundwater body — The plot sits inside the System Peiros groundwater body (EL0200110).**
  This is the aquifer a well or borehole on the plot would tap — its official status is the closest thing to a public read on your future water.
- **Groundwater status (WFD) — Chemical status Good, quantitative status Good.**
  A 'Good' body is reassuring, but it's a body-wide average — a single well still needs its own water test before you drink or irrigate.
- **Aquifer type — Porous aquifers - highly productive**
  The rock/soil that holds the water — it drives how much a borehole yields and how easily pollution spreads.
- **Nearest surface water (coastal) — Gulf of Patra — ecological status Good, chemical status Good, ~22 m to the N.**
  This is the EU coastal water body (to its polygon), not the shoreline; the foreshore zone (αιγιαλός) shore-zone is on the setback page.
- **Significant pressures — None reported for System Peiros.**
  The EU register maps this aquifer but records no significant human pressure on it — a good sign, though never a substitute for a water test.

Source: EEA WISE — Water Framework Directive 2022. The plot's groundwater body and nearest surface water: the official status each is classified as, Good or Poor, plus the human pressures the country reports on each. · Pulled 2026-10-30

Water decision hierarchy

Regional WFD status is material context, but it does not certify a well or a drinking-water supply.

Groundwater body

Weigh the WFD chemical and quantitative status before relying on a private well.

Borehole test

Test yield, salinity, nitrate and suitability before designing around a well.

Abstraction right

Confirm permitability and restrictions with the competent authority.

Mains fallback

Keep the Municipal Water and Sewerage Company (DEYA) availability and connection response in the utility file.

Before relying on private water

Turn the regional warning into a parcel-specific supply and budget decision.

Well log

Request depth, yield and seasonal drawdown from any existing borehole.

Laboratory

Use an accredited chemical and microbiological analysis.

Treatment

Price filtration, storage and disposal only after the test result.

Drought resilience

Stress-test demand against restrictions and a falling water table.

7.1

Noise, traffic & nuisance sources

The nearest mapped harbour or industrial edge and main road are located as an exposure screen, then converted into time-specific site-visit checks.

SOURCE	METHOD	PULLED	GEOMETRY
OpenStreetMap roads, industry, ports and transport hubs (a proximity screen). The official strategic noise maps (END/YPEN) were not queried for this report.	**public-data GIS query and screening**	**2026-10-30**	**measured against selected parcel/location**

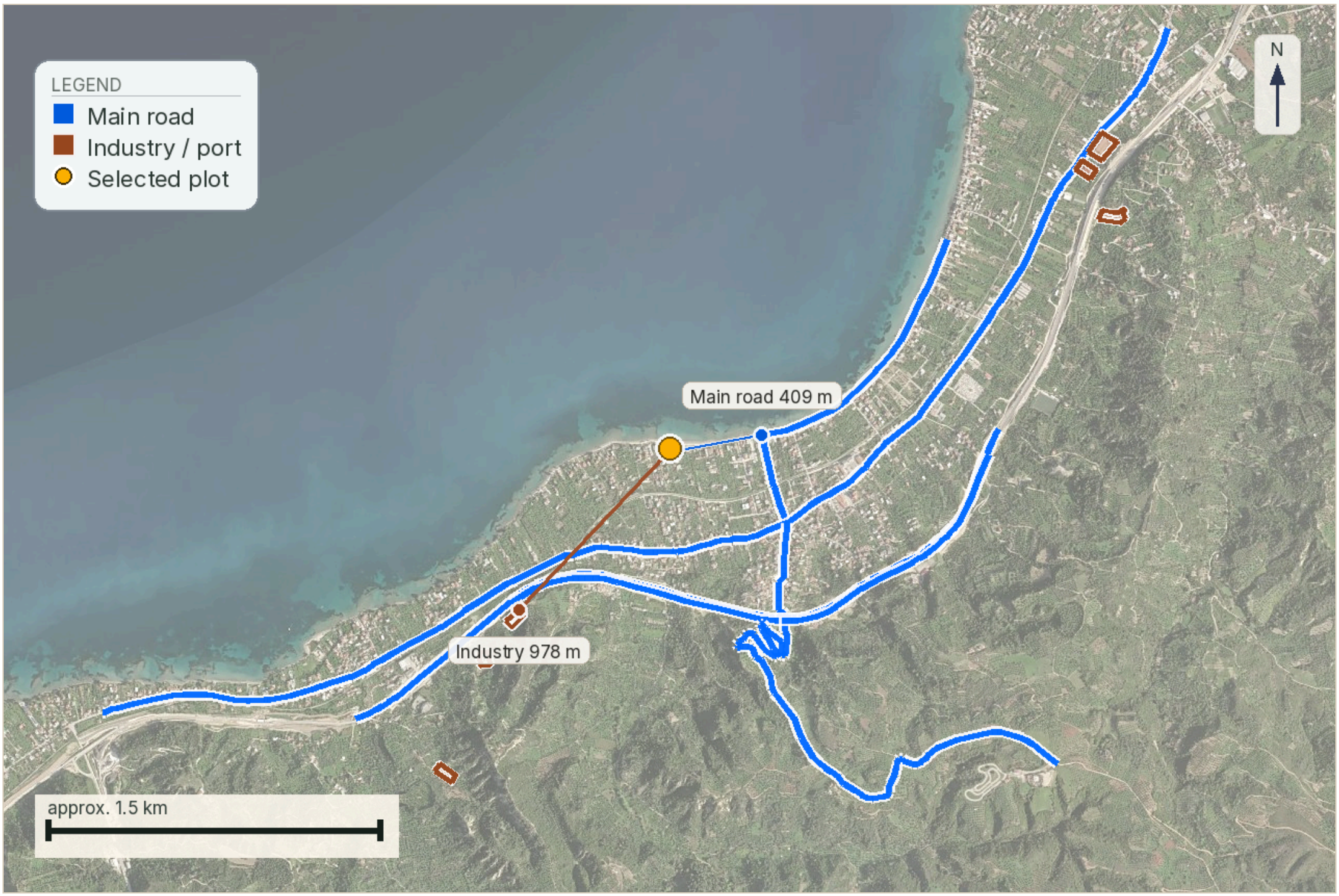


FIG. 7.1 — Noise, traffic & nuisance sources

OpenStreetMap roads, industry, ports and transport hubs (a proximity screen). The official strategic noise maps (END/YPEN) were not queried for this report.

978 m

Harbour / industry

Nearest mapped edge

409 m

Secondary road

Traffic exposure screen

Analyst read

- Source coverage: Limited — this topic has no browsable public layer at parcel level, so the page carries context and the document to request, not a read of the layer itself.
- Industry and port screen: 978 m (industrial / port site).
- Main-road screen: secondary road at 409 m.
- These results describe the mapped search, not measured noise: check loading, rush-hour and peak-season conditions on site and ask about operating or road-change plans.

7.2

Quarries, mines & extraction

Mapped extraction sites establish the nearest physical context; operating status, concessions, blasting and truck routes still require regional confirmation.

SOURCE	METHOD	PULLED	GEOMETRY
OpenStreetMap / Geofabrik Greece extract	public-data GIS query and screening. Dataset vintage: 2026-10-25T21:21:21Z.	2026-10-30	measured against selected parcel/location



FIG. 7.2 — Quarries, mines & extraction

OpenStreetMap / Geofabrik Greece extract.

3.6 km

Nearest quarry

Operating status unverified

5

Extraction sites

Within 16 km; wider nearest-site leads are listed separately

Analyst read

- Source coverage: Mapped context plus manual confirmation — community-map distances are read; legal status and operational permissions remain unverified.
- A mapped extraction site lies in the wider area and the community layer is incomplete.
- At this scale the real buyer questions are operating status, concession boundary, blasting calendar, dust under prevailing winds and whether quarry trucks share the property approach.

7.1 Noise, traffic & nuisance sources

- **Nearest industry or port — 978 m (industrial / port site).**
  Visit at working hours; check the site's operating permits and hours.
- **Nearest secondary road — 409 m.**
  Traffic noise and dust from the mapped secondary road; visit at rush hour and check any bypass plans.
- **Official noise map — This report does not read the official strategic noise maps (END / YPEN); the distances above are the noise screen.**
  Ask the municipality whether END noise mapping covers this area.

Source: OpenStreetMap roads, industry, ports and transport hubs (a proximity screen). The official strategic noise maps (END/YPEN) were not queried for this report. · Pulled 2026-10-30

Nuisance verification plan

Distance identifies where to investigate; time, weather and operating pattern determine lived impact.

Harbour / industry
Visit during working and loading hours.

Main road
Observe peak traffic, dust, headlights and motorcycle noise.

Night check
Listen from the intended bedroom and terrace positions.

Planning check
Ask about expansion, bypass or operating-permit changes.

Buyer evidence

A short, timed inspection log is more decision-useful than a generic noise assumption.

Weekday
Visit during commercial operation and school traffic.

Weekend night
Check seasonal leisure and harbour activity.

Wind
Repeat when the breeze carries sound and odour toward the plot.

Written record
Photograph sources and log time, weather and duration.

7.2 Quarries, mines & extraction

- **Local extraction count — 5 sites within 16 km.**
  Local context; more distant nearest-site leads are listed separately.
- **Nearest mapped quarry — A quarry is mapped ~3.6 km from the plot.**
  Dust, blasting and truck traffic carry a long way; visit on a working day.
- **Nearest mapped mine — A mine or mineshaft is mapped ~79.7 km from the plot.**
  Old workings can mean ground-stability and access questions for an engineer.
- **OSM read completeness — The local count covers mapped sites within 16 km; wider-area retrieval is not a measure of local exposure.**
  Active/abandoned status and official designated zones are not in OSM.
- **Designated quarry-zone screen — This check remains open: the source behind this page does not read the decisions and boundary lines of designated quarry zones. No OpenStreetMap result proves that the plot is outside such a zone.**
  Ask the Region for the Regional Governor's designation decision and Gazette with the boundary line; Law 4512/2018 art. 46(5) (Government Gazette A 5/17.1.2018).

Source: OpenStreetMap / Geofabrik Greece extract · Pulled 2026-10-30

7.2 Quarries, mines & extraction (continued)

- **Housing consequence — The building prohibition concerns the officially designated quarry zone (λατομική περιοχή) and its protective perimeter of minimum width 1,000 m outside the boundary, subject to statutory exceptions.**
  Law 4512/2018 art. 48(1)–(2). The designation decision may lawfully set a narrower band in the art. 48(3)–(4) cases; do not draw a generic buffer from an OSM point.
- **What a mapped working proves — An OpenStreetMap quarry or mine is evidence for dust, blasting, noise and heavy traffic. It does not prove a designated quarry zone and does not by itself trigger the 1,000 m building prohibition.**
  Have the Region and competent planning authority close the legal screen separately; visit on a working day for the nuisance screen.
- **Designated quarry-area register — This report does not check the Region's register of Regional Governor (Περιφερειάρχης) designation decisions and quarry-area boundaries.**
  Do not infer that no designated quarry area exists. Obtain the designation decision/Government Gazette (FEK) and boundary from the Region.
- **Housing band around a designated area — The building prohibition concerns the officially designated quarry zone (λατομική περιοχή) and its protective perimeter of minimum width 1,000 m outside the boundary, subject to statutory exceptions.**
  The designation decision controls and may lawfully set a narrower band under paras. 3–4; a mapped quarry working does not establish that designation.

Source: OpenStreetMap / Geofabrik Greece extract · Pulled 2026-10-30

Extraction-site screen

The mapped point is a lead for investigation, not proof that a quarry is active or harmless.

Nearest site

Keep the mapped distance and inspect the road relationship.

Operating status

Confirm active, dormant or abandoned status with the region.

Concession

Check the official licence footprint and any expansion application.

Working-day visit

Listen for blasting and observe dust and truck movements.

Material impacts to test

Separate occasional operations from daily effects on access, amenity and maintenance.

Truck route

Identify whether heavy vehicles share the property approach.

Dust

Inspect vegetation, facades and prevailing-wind exposure.

Blast vibration

Ask for operating hours and complaint history where relevant.

Resale / insurance

Disclose and price the confirmed operating context.

Close the official-record gap

Community mapping identifies the lead; the regional file determines whether it is current and material.

Licence file

Request the concession holder, status and permitted activity.

Mapped footprint

Compare the official boundary with the community point.

Complaints

Ask the municipality about dust, vibration and truck complaints.

Closure duties

Confirm restoration obligations if the site is inactive.

7.3

Real drive-times & remoteness

Real road-network times to town, bathing water and healthcare are read against straight-line remoteness so the buyer sees daily access rather than misleading crow-flight proximity.

SOURCE	METHOD	PULLED	GEOMETRY
OSRM road routing + OpenStreetMap destinations + airport register	driven time/distance and straight-line remoteness cross-check	2026-10-30	selected plot to real destination coordinates; map connectors are not route geometry



FIG. 7.3 — Real drive-times & remoteness

OSRM road routing + OpenStreetMap destinations + airport register.

16 min

Health-facility drive

OSRM road route to 16 min drive

33 min

Airport drive

Longest access leg

Analyst read

- Daily access: town is 3 km by road, under 5 min (Tsoukalaika), bathing water is 0 km by road, under 5 min (Vrachneika), healthcare is 16 min drive, 12.8 km by road (Kato Achaias Health Centre) and the airport is 33 min drive, 29.4 km by road (Patras Araxos Agamemnon Airport).
- These are routed road times; none of them promises emergency response.

7.3 Real drive-times & remoteness

- **Nearest town / village — Tsoukalaika — ~1.6 km to the centre (a short drive away).**
  Mapped supermarket: Kotsionis Supermarket — ~5.2 km straight-line (a real drive away). The nearby settlement does not establish shops or services.
- **Nearest health centre — Kato Achaias Health Centre — ~10.4 km straight-line (a real drive away). Source: OpenStreetMap local extract snapshot dated 2026-10-25; this measures the nearest mapped health-centre/clinic point by straight-line distance.**
  Primary care and first response; confirm opening hours and capability.
- **Nearest hospital — Patras General Hospital "Agios Andreas" — ~10.7 km straight-line (a real drive away). Source: OpenStreetMap local extract snapshot dated 2026-10-25; this measures the nearest mapped hospital point by straight-line distance.**
  Specialist/emergency escalation; this is a different tier from a health centre (Κέντρο Υγείας).
- **Nearest passenger airport — Patras Araxos Agamemnon Airport — ~21 km.**
  For arrivals, guests and rental turnaround; military airfields are not treated as travel airports.
- **Remoteness read — On these distances the plot looks moderately remote.**
  Straight-line distances; the driven route is longer, and the drive-times page carries the routed figures.

Source: OpenStreetMap / Geofabrik Greece extract · Pulled 2026-10-30

Real drive-times to what matters

- **Nearest town — 3 km by road, under 5 min (Tsoukalaika).**
  Straight-line is 1.6 km — the road is far longer than the crow-flies line.
- **Health facility — 16 min drive, 12.8 km by road (Kato Achaias Health Centre).**
  Straight-line is 10.4 km.
- **Fire station — 14 min drive, 10 km by road (VI.PE. Patron Fire Service).**
  Straight-line is 6.4 km.
- **Airport — 33 min drive, 29.4 km by road (Patras Araxos Agamemnon Airport).**
  Straight-line is 20.7 km.
- **Bathing water — 0 km by road, under 5 min (Vrachneika).**
  Driven on the real road network.
- **Emergency-access note — Drive-time is not a promise of ambulance or fire response time.**
  Rural crews, seasonal staffing and dirt-road access can all stretch the real wait.

Source: OSRM routing on the OpenStreetMap road network. Driven distance and time, not straight lines. · Pulled 2026-10-30

Daily-access read

Road time, not straight-line distance, should drive the occupation and emergency-access decision.

Town
Use the routed time for daily errands and staffing.

Healthcare
Confirm capability and after-hours arrangements, not just arrival time.

Bathing water
Distinguish drive time from the much shorter straight-line gap.

Airport
Plan the regional transfer from the real road journey.

7.4

Everyday services

The nearest pharmacy, supermarket and fuel station are shown together at a useful local scale, with community-map coverage treated as a field-check prompt.

SOURCE	METHOD	PULLED	GEOMETRY
LandCheck geobase (OpenStreetMap / OurAirports)	Offline nearest-feature search over dated snapshots; shortest parcel-to-point distance in the report metric projection. Dataset vintage: 2026-07-11 · stored reference base.	2026-10-30	selected parcel boundary to nearest stored point per type; compass from the report coordinate



FIG. 7.4 — Everyday services

LandCheck geobase (OpenStreetMap / OurAirports).

2.7 km

Pharmacy

Local service

5.2 km

Supermarket

Local service

Analyst read

- The local service pattern is practical, led by not named in the source — ~2.7 km NE, Kotsonis — ~5.2 km NE and EKO — ~740 m ESE.
- Before relying on it for full-time occupation, test the walked or driven routes and confirm winter hours and delivery coverage.

7.5

Health & emergency services

Routine healthcare and the nearest mapped emergency service are separated because proximity to a point does not establish staffing, capability or response time.

SOURCE	METHOD	PULLED	GEOMETRY
LandCheck geobase (OpenStreetMap / OurAirports)	Offline nearest-feature search over dated snapshots; shortest parcel-to-point distance in the report metric projection. Dataset vintage: 2026-07-11 · stored reference base.	2026-10-30	selected parcel boundary to nearest stored point per type; compass from the report coordinate



FIG. 7.5 — Health & emergency services

LandCheck geobase (OpenStreetMap / OurAirports).

6.4 km

Emergency point

Response time not promised

10.4 km

Nearest mapped health centre

Primary-care centre; straight-line distance; capability unverified

Analyst read

- Mapped emergency service: Pyrosvestiki Ypiresia VI.PE. Patron — ~6.4 km SSW.
- Mapped healthcare facility: Kentro Ygeias Kato Achaias — ~10.4 km WSW.
- These are straight-line distances; confirm current services, after-hours coverage, the referral hospital and the emergency entrance address.

7.4 Everyday services

- **Nearest supermarket — Kotsonis — ~5.2 km NE**
  Confirm current opening months, delivery options and the driven route from the plot.
- **Nearest pharmacy — not named in the source — ~2.7 km NE**
  Check seasonal opening and the nearest after-hours pharmacy arrangement.
- **Nearest fuel station — EKO — ~740 m ESE**
  Confirm the road route and seasonal opening before relying on this point.

Source: LandCheck geobase (OpenStreetMap / OurAirports) · Pulled 2026-10-30

Everyday-service check

The map indicates a serviceable location; current operation and the actual route still control convenience.

Pharmacy
Confirm hours and after-hours rotation.

Supermarket
Check seasonal opening and delivery access.

Fuel
Confirm the driven route and year-round operation.

Coverage
Walk or drive the route because OSM completeness varies.

Occupation planning

Translate short straight-line distances into a realistic weekly routine.

On foot
Check pavements, lighting, gradient and crossings.

By car
Observe parking and peak-season congestion.

Deliveries
Confirm address recognition and turning space.

Winter
Check which businesses remain open outside summer.

7.5 Health & emergency services

- **Nearest health centre (κέντρο υγείας) or surgery — Kentro Ygeias Kato Achaias — ~10.4 km WSW**
- **Nearest emergency service — Pyrosvestiki Ypiresia VI.PE. Patron — ~6.4 km SSW**
  A nearby point does not establish ambulance, police, fire or coast-guard response time.

Health-access evidence

Mapped healthcare and emergency-service points are shown; capability, current operation and response times require local confirmation.

Health centre
Confirm services, staffing and after-hours coverage.

Emergency point
Identify whether it is police, fire, ambulance or coast guard.

Route
Drive the route and note seasonal congestion or narrow access.

Emergency plan
Record the correct numbers, address and plot entrance.

7.6

Education, faith & culture

School, worship and heritage points show the immediate civic setting and identify which nearby uses deserve an on-site noise, access or protection check.

SOURCE	METHOD	PULLED	GEOMETRY
LandCheck geobase (OpenStreetMap / OurAirports)	Offline nearest-feature search over dated snapshots; shortest parcel-to-point distance in the report metric projection. Dataset vintage: 2026-07-11 · stored reference base.	2026-10-30	selected parcel boundary to nearest stored point per type; compass from the report coordinate



FIG. 7.6 — Education, faith & culture

LandCheck geobase (OpenStreetMap / OurAirports).

541
m

Place of worship
Very close civic use

4.4
km

Heritage point
National OSM snapshot; separate from official designations

Analyst read

- The immediate civic setting includes Eyangelistrias — ~541 m E, Pavlokastro — ~4.4 km E and not named in the source — ~801 m E. Visit during services and events, and cross-check the heritage item before excavation or facade assumptions.

For household use

Match the facility network to the actual occupants, not an abstract distance score.

Regular care

Check pharmacy, GP and prescription needs.

Hospital escalation

Identify the referral hospital beyond the local centre.

Accessibility

Test route and entrance for reduced mobility.

Insurance

Confirm any geographic conditions on health or travel cover.

7.6 Education, faith & culture

- **Nearest school — not named in the source — ~801 m E**
- **Nearest place of worship — Eyangelistrias — ~541 m E**
  Visit during services and feast days if bells, traffic or gatherings affect the use plan.
- **Nearest heritage site — Pavlokastro — ~4.4 km E**
  Read with the heritage-protection chapter; proximity alone does not establish a consent zone.

Source: LandCheck geobase (OpenStreetMap / OurAirports) · Pulled 2026-10-30

Immediate civic context

Very close worship and heritage points deserve a use-pattern check alongside the positive school access.

Nearest school

Confirm the level, operation, capacity and catchment of the nearest school or nursery.

Place of worship

Visit during services and feast days for bells and traffic.

Heritage point

Cross-check the protection chapter before works are assumed.

Walking route

Inspect lighting, crossings and all-season access.

Buyer interpretation

Nearby civic uses can add identity and convenience while changing noise, parking and consent context.

Calendar

Ask about festivals, processions and seasonal events.

Parking

Observe spillover at the busiest relevant time.

Works

Confirm whether the heritage point affects excavation or facade review.

Resale

Record both amenity value and any verified constraint.

7.7

Local transport

Mapped bus and railway points are shown with their distances; passenger operation, timetables and practical access remain unverified.

SOURCE	METHOD	PULLED	GEOMETRY
LandCheck geobase (OpenStreetMap / OurAirports)	Offline nearest-feature search over dated snapshots; shortest parcel-to-point distance in the report metric projection. Dataset vintage: 2026-07-11 · stored reference base.	2026-10-30	selected parcel boundary to nearest stored point per type; compass from the report coordinate

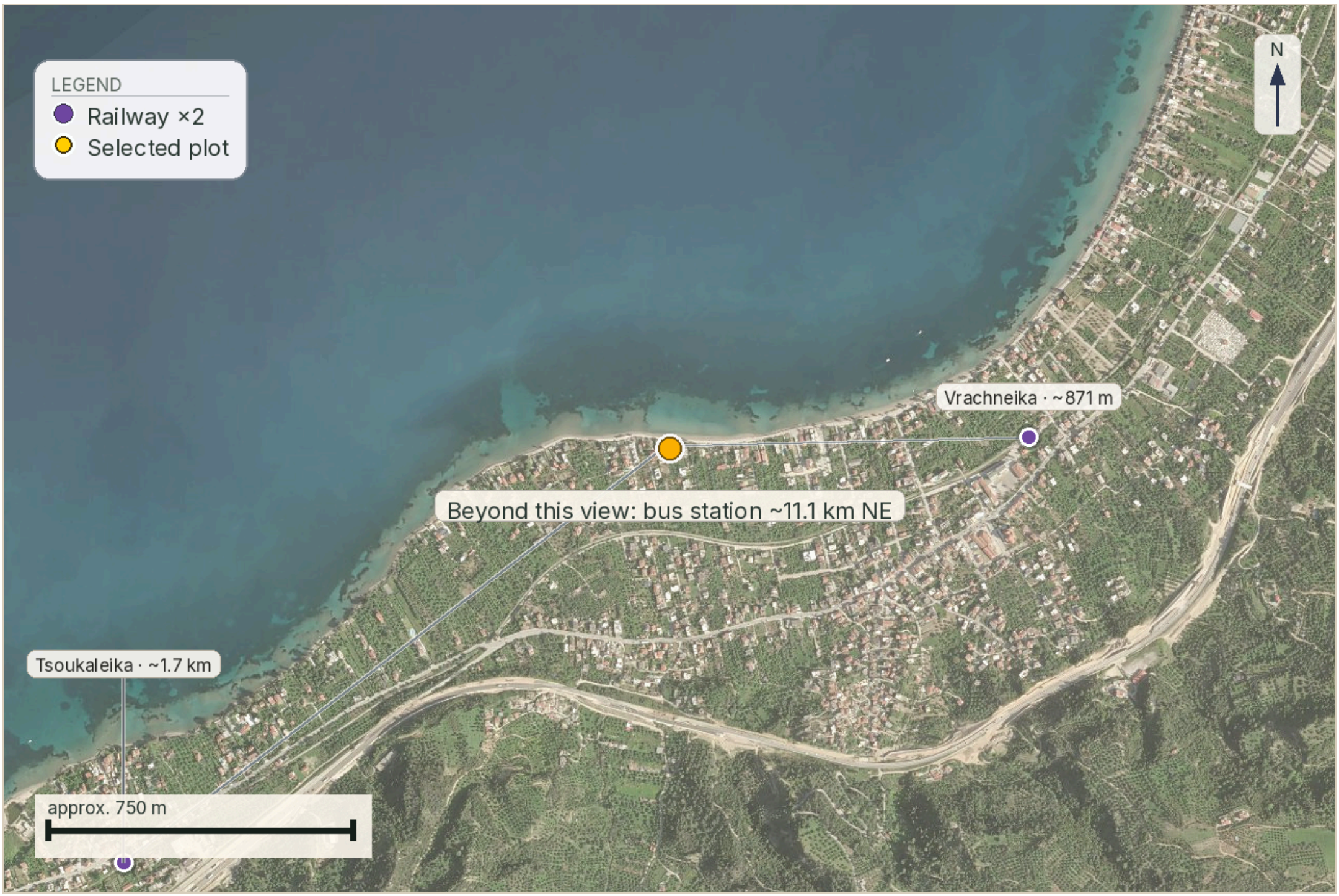


FIG. 7.7 — Local transport

LandCheck geobase (OpenStreetMap / OurAirports).

11.1 km

Bus station

Confirm Greek intercity bus service (KTEL) timetable

871 m

Mapped railway station

Passenger operation unverified

Analyst read

- Mapped bus-station evidence: KTEL KEFALLINIAS Patras — ~11.1 km NE.
- Mapped railway evidence: Vrachneika — ~871 m E. Practical usefulness remains unverified: confirm passenger operation, current timetables, weekend services and the first and last leg for the intended occupants.

7.8

Regional access

Marina, ferry and airport access are mapped together, separating nearby coastal amenity from the much longer regional arrival journey.

SOURCE	METHOD	PULLED	GEOMETRY
LandCheck geobase (OpenStreetMap / OurAirports)	Offline nearest-feature search over dated snapshots; shortest parcel-to-point distance in the report metric projection. Dataset vintage: 2026-07-11 · stored reference base.	2026-10-30	selected parcel boundary to nearest stored point per type; compass from the report coordinate



FIG. 7.8 — Regional access

LandCheck geobase (OpenStreetMap / OurAirports).

10.7 km

Marina

Local coastal context

20.7 km

Airport

Straight-line only

Analyst read

- Marina context: Alievtiko katafygio Alykon — ~10.7 km W. Ferry context: Southern Port of Patras — ~8.0 km NE.
- Airport context: Patras Araxos Agamemnon Airport — ~20.7 km W. Where a feature lies across water, treat it as regional travel context rather than a local amenity.
- Verify the actual route, passenger services, seasonality and late-arrival options.

7.7 Local transport

- **Nearest railway — Vrachneika — ~871 m E**
  A mapped station does not establish passenger service; confirm operation, timetable and access.
- **Nearest bus station — KTEL KEFALLINIAS Patras — ~11.1 km NE**
  Confirm current KTEL routes, frequency and winter or weekend service.

Source: LandCheck geobase (OpenStreetMap / OurAirports) · Pulled 2026-10-30

Practical public transport

Mapped bus and railway points are leads to verify, not proof of an operating passenger service.

Bus station
Confirm route, frequency and seasonal timetable.

Last service
Check evening and weekend return options.

Walk / taxi link
Price and test the first and last part of the journey.

Rail
Confirm passenger operation, timetable and the actual station access.

Car-dependence test

Decide whether the property still works when a car is unavailable.

Shopping
Test an ordinary errands day by bus or on foot.

Airport transfer
Check scheduled coach or taxi alternatives.

Older occupants
Assess shelter, seating and route accessibility.

Rental guests
Give realistic arrival instructions and costs.

7.8 Regional access

- **Nearest airport — Patras Araxos Agamemnon Airport — ~20.7 km W**
  Straight-line proximity is not travel time; use the road-route result and verify passenger operation.
- **Nearest ferry port — Southern Port of Patras — ~8.0 km NE**
  Confirm route, seasonality, vehicle handling and current timetable.
- **Nearest marina — Alievtiko katafygio Alykon — ~10.7 km W**
  Check operating intensity, maintenance noise and traffic at peak season.

Regional-access hierarchy

A nearby marina is local context; ferry and airport journeys serve different travel needs and scales.

Marina
Check access, operating intensity and berth-related traffic.

Ferry
Confirm active routes, vehicle service and seasonality.

Airport
Use routed journey time and confirm passenger operation.

Resilience
Identify an alternative route for disruption or winter travel.

7.9

Coast, tourism & nightlife

The nearest beach, visitor accommodation and nightlife points establish both the lifestyle upside and the seasonal activity that should be checked at the plot.

SOURCE	METHOD	PULLED	GEOMETRY
LandCheck geobase (OpenStreetMap / OurAirports)	Offline nearest-feature search over dated snapshots; shortest parcel-to-point distance in the report metric projection. Dataset vintage: 2026-07-11 · stored reference base.	2026-10-30	selected parcel boundary to nearest stored point per type; compass from the report coordinate

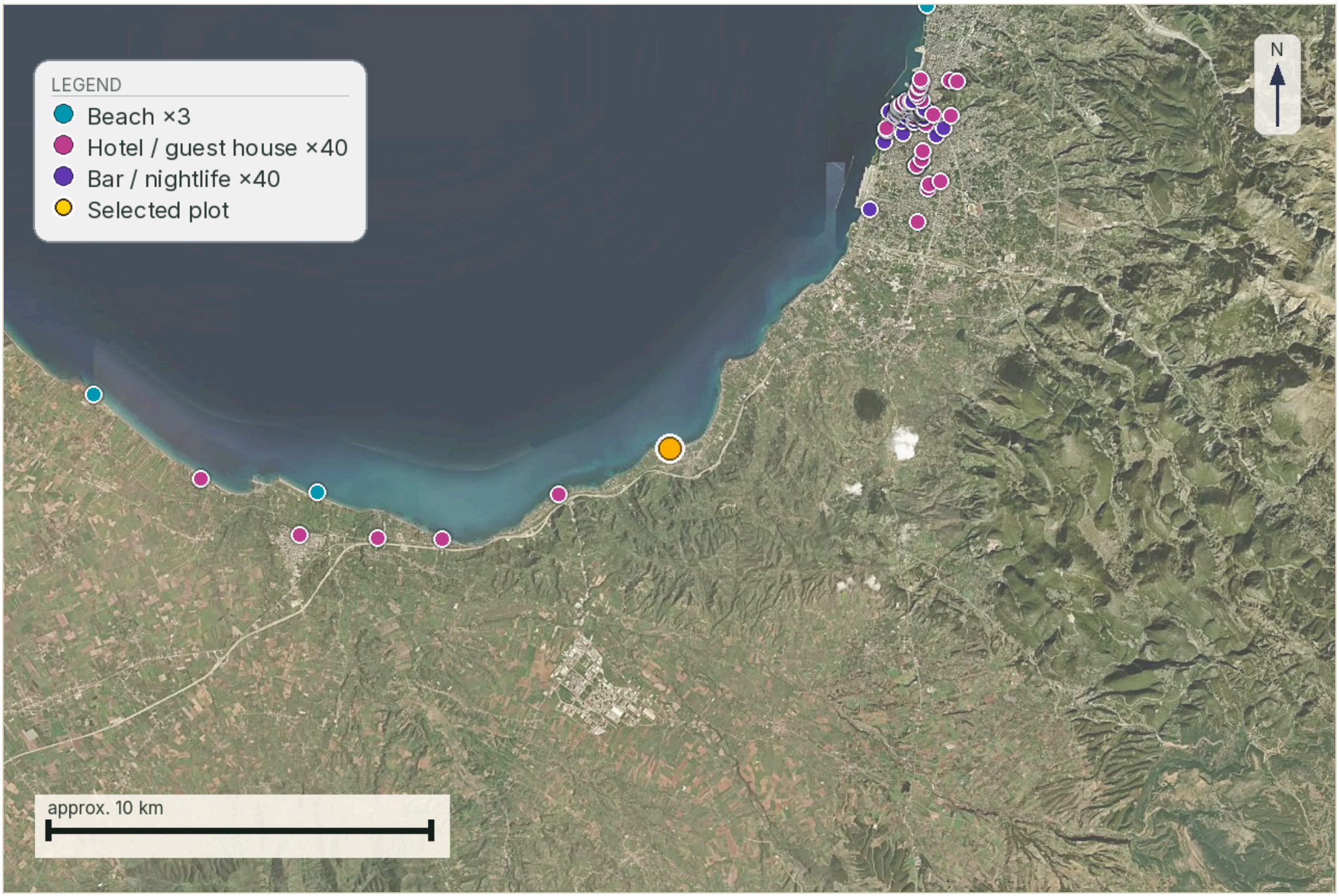


FIG. 7.9 — Coast, tourism & nightlife

LandCheck geobase (OpenStreetMap / OurAirports).

8.1 km

Nightlife

Peak-season visit

9.2 km

Nearest tagged beach

OSM POI — open shore is closer

Analyst read

- The plot is near the nearest mapped organised beach (not named in the source — ~9.2 km W).
- OSM records organised/sandy beaches only, so the open shore is usually much closer (see the coastal-zone page for the shoreline distance).
- The nearest bar is Bar — ~8.1 km NE, and the accommodation is Poseidon — ~3.1 km WSW.
- That can strengthen personal amenity or rental demand, but a peak-season late-night visit is essential for music, parking, waste and turnover traffic.

7.10

Settlement density & year-round context

Mapped buildings, residential fabric and the aerial establish whether the property sits in a functioning settlement or in open land, with direct implications for services, privacy, construction and resale.

SOURCE	METHOD	PULLED	GEOMETRY
OpenStreetMap building footprints + residential-zone polygons. OSM under-maps individual buildings in Greece, so counts are a floor and the aerial is the truer guide.	**public-data GIS query and screening**	**2026-10-30**	**measured against selected parcel/location**

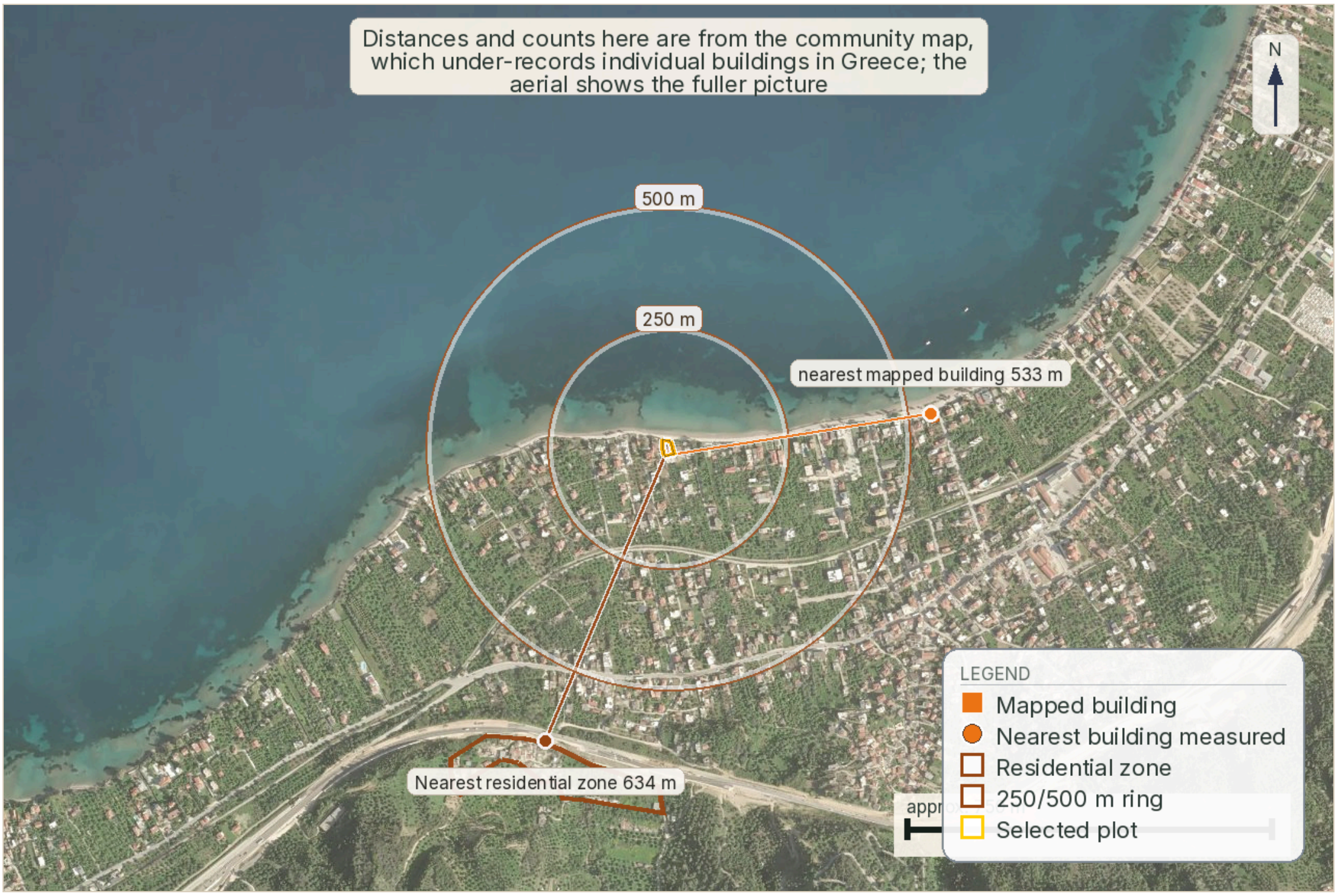


FIG. 7.10 — Settlement density & year-round context

OpenStreetMap building footprints + residential-zone polygons. OSM under-maps individual buildings in Greece, so counts are a floor and the aerial is the truer guide.

634

m

Residential edge

Year-round context

0

OSM-mapped buildings (250 m)

Lower-bound OSM count; aerial and site visit control

Analyst read

- Settlement context: The plot sits in a partly built, semi-rural fringe.
- The community building count is a lower bound, and the residential polygon is physical land-use mapping rather than a statutory settlement boundary.
- Check year-round occupation, privacy and construction access on site; obtain the legal settlement boundary from the planning authority.

For ownership and rental

Arrival friction affects both personal use and the practical rental market.

Transfer cost
Price taxi or car hire from the usable passenger airport.

Late arrival
Check options after the final scheduled service.

Guests
State real journey times rather than straight-line distance.

Peak season
Allow for congestion and limited vehicle availability.

7.9 Coast, tourism & nightlife

- **Nearest stored mapped beach feature — not named in the source — ~9.2 km W**
- **Nearest hotel / guest house — Poseidon — ~3.1 km WSW**
  Nearby visitor accommodation indicates seasonal activity, not automatically nuisance.
- **Nearest bar / nightlife — Bar — ~8.1 km NE**
  Visit late in peak season; distance alone cannot model music, patrons or closing-time traffic.

Source: LandCheck geobase (OpenStreetMap / OurAirports) · Pulled 2026-10-30

Amenity and nuisance together

The same close beach and nightlife that support lifestyle or rental demand can change sleep, parking and maintenance.

Beach
Walk the real route and confirm shore type and access.

Nightlife
Visit after midnight during peak season.

Accommodation
Read nearby visitor beds as a seasonality indicator.

Waste / traffic
Observe collection, parking and turnover-day activity.

Use-plan check

Test the setting against the intended balance of private occupation, guests and rental use.

Bedrooms
Listen from likely sleeping positions with windows open.

Terrace
Check music, lighting and harbour activity.

Rental rules
Confirm local and building-specific operating constraints.

Off season
Visit outside summer to understand the year-round service level.

7.10 Settlement density & year-round context

- **Mapped buildings — 0 within 250 m, 0 within 500 m (a floor, since OSM under-maps Greek buildings).**
  Read the aerial above as the truer density and confirm on a site visit.
- **Nearest community-mapped building footprint — 533 m from the parcel.**
  Close neighbours affect privacy, boundaries and party-wall rules.

Source: OpenStreetMap building footprints + residential-zone polygons. OSM under-maps individual buildings in Greece, so counts are a floor and the aerial is the truer guide. · Pulled 2026-10-30

7.11

Renewable-energy projects nearby

Named RAAEY wind and solar projects are placed around the plot with capacity, status and distance so landscape, access, noise and resale questions can be checked against real registered developments.

SOURCE	METHOD	PULLED	GEOMETRY
RAAEY (RAE) energy registry (WFS) — the actual wind-park and solar-park footprints, with operator, installed capacity and licence status. Registry data, not a view-impact ruling.	**public-data GIS query and screening**	**2026-10-30**	**measured against selected parcel/location**



FIG. 7.11 — Renewable-energy projects nearby

RAAEY (RAE) energy registry (WFS) — the actual wind-park and solar-park footprints, with operator, installed capacity and licence status. Registry data, not a view-impact ruling.

10.4 km

Nearest wind park

Landscape & noise

10.8 km

Nearest solar park

Visual & resale

Analyst read

- Public-data context read for the parcel; the binding document still comes from the responsible professional.
- The registry read identifies Vounokastro-kandalos wind park (Mesogeiaki Energeiaki Ae) — ~18 MW, application filed, ~10.4 km to the E and Merteki Chalandritsas solar park (SOLAR Chalandritsa Energeiaki A.e) — 1.8 MW, operating (operation licence), ~10.8 km to the SE.
- Read every entry by its licensing stage: only an operating project is on the ground today, while a licensed project can change the view after purchase.
- Check geo.rae.gr again before the deposit.

7.10 Settlement density & year-round context (continued)

- **Nearest residential zone — 634 m to a mapped residential area.**
  The statutory settlement boundary (όρια οικισμού) is set by the plan, not OSM.
- **Character — The plot sits in a partly built, semi-rural fringe.**
  Density shapes services, noise and how the area may develop.

Source: OpenStreetMap building footprints + residential-zone polygons. OSM under-maps individual buildings in Greece, so counts are a floor and the aerial is the truer guide. · Pulled 2026-10-30

What the density numbers do and do not establish

Community building data describes the fabric around the plot. The statutory settlement boundary is the line that controls building, and it is not drawn from this layer.

Mapped count
Read the counts as a floor. OpenStreetMap under-maps rural Greece, so the aerial is the truer picture.

Nearest community-mapped building footprint
Take party-wall and privacy distances from the stamped survey rather than the map.

Settlement boundary
Ask the planning office where the όρια οικισμού run for this parcel.

Year-round use
Visit outside the summer to see how much of the fabric is occupied all year.

7.11 Renewable-energy projects nearby

- **Nearest wind park — Vounokastro-kandalos wind park (Mesogeiaki Energeiaki Ae) — ~18 MW, application filed, ~10.4 km to the E.**
  Turbines reshape ridgeline views, add night light and low-frequency sound, and weigh on resale.
- **Nearest solar park — Merteki Chalandritsas solar park (SOLAR Chalandritsa Energeiaki A.e) — 1.8 MW, operating (operation licence), ~10.8 km to the SE.**
  Ground-mounted PV changes the immediate outlook and land use; check glare and access roads.
- **Coming through licensing — 2 projects still in licensing nearby — closest ~10.4 km to the E (~18 MW).**
  The 'we saw it coming' warning: a permit granted after you buy can change the view. Track it on geo.rae.gr.
- **In view (~12 km) — 2 wind and 2 solar developments licensed or in licensing within about 12 km.**
  Registry footprints from RAAEY (RAE), not a view-impact or noise ruling — confirm on a site visit.
- **Registry read date — The RAAEY (RAE) registry was read for this report on 2026-10-30.**
  This is the source read date, not a licence date; re-check geo.rae.gr close to purchase.
- **Licence snapshot — As licensed in the RAAEY register on 2026-10-30.**
  Licence status can change after this date; re-check geo.rae.gr before the deposit.

Source: RAAEY (RAE) energy registry (WFS) — the actual wind-park and solar-park footprints, with operator, installed capacity and licence status. Registry data, not a view-impact ruling. · Pulled 2026-10-30

How to read the energy registry

The registry records who holds a licence and at what stage. It does not rule on what a project will look or sound like from this plot.

Licence stage
Separate an operating park from one still in licensing. Only one of them is on the ground today.

Line of sight
Stand on the plot and check the ridgeline. A mapped distance does not establish a view.

Access roads
Ask whether construction traffic would share the approach to the property.

New applications
Check geo.rae.gr again before the deposit; the licensing map moves.

8.1

Official value, tax & purchase costs

The official AADE value-zone evidence is translated into the taxable-value questions, purchase-cost budget and notary confirmations needed before the buyer compares the negotiated price with the state's tax base.

SOURCE	METHOD	PULLED	GEOMETRY
AADE objective values (τιμές ζώνης) 2021, Greek Ministry of Finance	official value-zone choropleth + how-to-read tax checklist. Dataset vintage: 2021 revaluation (in force 2022).	2026-10-30	value zone containing or nearest to the plot



FIG. 8.1 — Official value, tax & purchase costs

AADE objective values (τιμές ζώνης) 2021, Greek Ministry of Finance.

€900

Official zone value

Per square metre of built property; tax base

Not established

Purchase-cost budget

obtain the purchase price, taxable base and itemised quotations

Analyst read

- The reported official zone reference is €900/m² of built property, not €900 multiplied by the plot area and not a market valuation of the land. The notary applies the current official land and building-right coefficients to establish the taxable base.
- The total purchase-cost budget is not established for this parcel. Ask the notary to itemise transfer tax, notarial and registration charges, and obtain separate lawyer, surveyor and engineer quotes. Calculate the statutory charges itemised above separately from fees supported by written quotations. Without a purchase price, taxable base and quotations, no total percentage is established. Lawyer attendance is optional (Law 4093/2012 para. ΙΓ (13)).

8.1

Build the transaction budget

The notary should turn the official tax base and negotiated consideration into an itemised completion figure.

Tax base

Confirm the exact objective-value calculation for this land and transaction.

Transfer regime

Confirm transfer tax versus any VAT treatment.

Professional fees

Itemise notary, lawyer, engineer, survey and registry charges.

Annual holding

Request the latest ENFIA statement and estimate future running cost.

8.1 Official value, tax and purchase costs

- **What we checked — The AADE value zones are shaded on the map (τιμή ζώνης, €/m²); the table is how to read the exact figure for the plot and the costs that follow.**

  The displayed zone and coefficients are mapped reference data; the parcel-specific taxable base still requires the notary.

- **Official zone value — €900/m² of BUILT property (the state's tax base), in AADE value zone A (the zone's code on the official value map) containing the selected coordinate.**

  AADE objective values (τιμές ζώνης), Greek Ministry of Finance · Government Gazette (ΦΕΚ) 2021. A tax base, not a land price and not a market valuation; the notary applies the current parcel coefficients.

- **Land coefficient (ΣΟ) — 0.37 for this zone. The notary derives the land (οικόπεδο) value from the zone value using the official coefficients ΣΟ × ΣΑΟ; ΣΑΟ is per plot and is not in this layer.**

  AADE value-zone sheet for ΠΑΤΡΕΩΝ, zone A (ΦΕΚ 2021). Stated as published; no land €/m² is derived here.

- **Official value vs price — The state's formula value for a property. In-plan property starts from a zone price; out-of-plan land is calculated on form AA-GIS from the municipality's Initial Basic Value under POL.1310/30.12.1998, not from a zone covering the field. The taxable base is the higher of the deed price and the objective value.**

  Law 5219/2025, art. 25, Property Tax Code (Government Gazette A 130/18.7.2025).

- **TAP no-debt certificate (βεβαίωση μη οφειλής ΤΑΠ) — The municipality issues a TAP no-debt certificate for €0; it is valid through 31 December of its issue year. The estimated 5 days is a service estimate, not a statutory deadline. Without it, the notarial deed is void.**

  State Mitos service description (free of charge; estimated time 5 days; valid through 31 December of the year of issue); Law 2130/1993 art. 24(18) (Government Gazette A 62/23.4.1993).

- **Where to read it — For in-plan property, read the zone price on the Ministry portal; for out-of-plan land, the notary calculates objective value on form AA-GIS from the municipality's Initial Basic Value.**

  Law 5219/2025, art. 4 (Government Gazette A 130/18.7.2025), and POL.1310/30.12.1998; no Government Gazette number was established for POL.1310.

- **Transfer tax — Transfer tax is 3.09% of the taxable base: 3% main tax plus a 3% municipal surcharge on the tax due, equal to another 0.09% of the base.**

  Law 5219/2025, art. 27, Property Tax Code (Government Gazette A 130/18.7.2025).

- **Notary tariff — Published tariff: €20 fixed fee plus a percentage scale on the higher value; 24% VAT is added. The decision does not say whether the scale is progressive; see the full scale in the source.**

  Joint Ministerial Decision 111376/31.12.2011 art. 1(1)(a) (Government Gazette B 13/11.1.2012), amended by Ministerial Decision 72386/8.10.2015 (Government Gazette B 2170/9.10.2015); Law 5144/2024 arts. 3(1)(a), 26(1) and 27 (Government Gazette A 162/11.10.2024).

Source: AADE objective values (τιμές ζώνης) 2021, Greek Ministry of Finance · Pulled 2026-10-30

8.2

Land price & negotiation

Published asking-price ranges provide a sanity check, while buildability, frontage, title, shore constraints and achieved comparable sales remain the evidence that must control an offer.

SOURCE	METHOD	PULLED	GEOMETRY
Greek GSIS/MAMA Real Estate Transactions Valuation Register; Bank of Greece residential property index Q1 2026; published regional asking-price aggregates with named sources and dates; AADE value-zone evidence.	public-data GIS query and screening	2026-10-30	regional price context, not a parcel valuation or boundary measurement



FIG. 8.2 — Land price & negotiation

Greek GSIS/MAMA Real Estate Transactions Valuation Register; Bank of Greece residential property index Q1 2026; published regional asking-price aggregates with named sources and dates; AADE value-zone evidence.

0

Achieved-price evidence

No parcel-comparable achieved sale was auto-read. Query the anonymous Greek transfer-value register for Achaia before fixing an offer. Target at least 3 completed sales from the last 24 months: same village/municipality, land type, plan status and legal frontage; area within roughly ±30%.

Not established

Plot value

Regional in-plan reference only; no parcel price established

Analyst read

- The published reference is €450 – €650 per m² for an in-plan plot (oikopedo). It is a regional asking reference, not this parcel's value; do not multiply it by cadastral area before plan status, frontage and usable building rights are known.
- No matched achieved-price evidence was read automatically. Pull at least three recent MAMA transfers with the same land type, plan status and legal frontage before fixing the offer.
- The Bank of Greece direction (+6.9%) describes buildings, not this land. Deduct only documented plot issues: usable envelope, forest or shore constraints, title/access, utilities, ground works and permit gaps.

8.1 Official value, tax and purchase costs (continued)

- **Cadastre registration tariff — Sale: 5 per mille + €23; cadastral-book registration: 6 per mille + €23. Certificate with registration: €6.50 (normally €9.50); cadastral-diagram extract €15; cadastral-survey diagram €33.**
  Decision 2/12.1.2026 arts. 3(3), 3(4)(a), (c), (d), 5(1), 5(4) and 8 (Government Gazette B 64/13.1.2026).
- **Purchase-cost budget — plot — The total purchase-cost budget is not established for this parcel. Ask the notary to itemise transfer tax, notarial and registration charges, and obtain separate lawyer, surveyor and engineer quotes.**
  Calculate the statutory charges itemised above separately from fees supported by written quotations.
- **Annual ENFIA — For out-of-plan land in Achaia, main ENFIA starts at 0.001 €/m² and is multiplied by location, use, irrigation, expropriation and dwelling coefficients — not the zone-value formula. This is the formula, not a parcel tax bill.**
  Law 5219/2025 art. 11, Property Tax Code (Government Gazette A 130/18.7.2025). Request the seller's latest ENFIA assessment.
- **Report takeaway — The purchase budget is more than the asking price: transfer tax, notary, registry, lawyer, engineer and recurring ENFIA can all matter. Confirm the current tax base and quotes with the notary or local accountant before committing.**
- **Further reading — What buying property in Greece costs: every line, with the provision behind it — landcheck.gr/en/guide/cost-of-buying-property-greece**

Source: AADE objective values (τιμές ζώνης) 2021, Greek Ministry of Finance · Pulled 2026-10-30

8.2

From asking range to defensible offer

Do not let a regional asking band substitute for achieved comparables and a buildability-adjusted land value.

Comparable plots
Match plan status, size, frontage, access and permitted floor area.

Achieved prices
Ask a certified valuer or licensed data provider for transaction evidence.

Risk deductions
Price unresolved forest, shore, title, utility and ground work explicitly.

Offer conditions
Keep the offer refundable until the high-impact professional answers arrive.

8.2 Indicative market price context

- **Official zone value (τιμή ζώνης) — €900/m² of building: the state's objective value for BUILT property here (tax base), not the land price. This zone's land coefficient (ΣΟ) is 0.37.**
  The state's tax base for transfer tax and ENFIA. A notary derives the land (οικόπεδο) value from it using the official coefficients (ΣΟ × ΣΑΟ).
- **Scope — AADE value zone A (the zone's code on the official value map) containing the selected coordinate**
  AADE value zone
- **Source — AADE objective values (τιμές ζώνης), Greek Ministry of Finance**
  Official tax value zone
- **Building-plot asking price · Mainland Greece (regional) — €450 – €650 per m² for an in-plan plot (oikopedo)**
  Investropa, 2025-2026 · Asking prices for BUILDING plots, per m² of LAND; achieved prices sit below, raw land far lower.

Source: Greek GSIS/MAMA Real Estate Transactions Valuation Register; Bank of Greece residential property index Q1 2026; published regional asking-price aggregates with named sources and dates; AADE value-zone evidence. · Pulled 2026-10-30

8.2 Indicative market price context (continued)

- **Value for THIS plot — Buildability is unconfirmed this run, so no plot value is put on paper here. If the plot is out-of-plan or non-buildable, its worth is a fraction of the building-plot band above.**
  Screening context only, never a valuation — buildability, access, frontage and plan status set the real figure far more than any regional average.
- **Regional home asking price · per m² of BUILDING — €900 – €1,500 per m² of building floor area**
  Tranio / aggregator blend, 2025 · This measures a finished building, not land, so it is not comparable with the plot band above or with the state's zone value.
- **Official residential price direction · Q1 2026 — +6.9% year-on-year**
  Bank of Greece - Indices of residential property prices Q1 2026 appraisal-based apartment index; current market direction, not a land price or a forecast.
- **Achieved prices · official MAMA register of real-estate transfer values — No parcel-comparable achieved sale was auto-read. Query the anonymous Greek transfer-value register for Achaia before fixing an offer.**
  Μητρώο Αξιών Μεταβιβάσεων Ακινήτων (MAMA) — the official register of declared transfer values, searched through the AADE/GSIS portal.
- **Comparable-sale specification — Target at least 3 completed sales from the last 24 months: same village/municipality, land type, plan status and legal frontage; area within roughly ±30%.**
  Normalize for confirmed buildable floor area, usable land, access, utilities, shore/forest restrictions and any existing legal building.
- **Offer rule — Treat the asking band as a ceiling until achieved comparables and parcel-specific building rights are documented.**
  Start from the matched sales, then deduct priced works and unresolved high-impact risks; put failed evidence conditions into the refund clause.
- **Sources — Published regional asking-price indices: Investropa, Tranio / aggregator blend.**
  Coarse regional aggregates over asking (not achieved) prices — a screening reference, not a comparable-sales valuation.
- **Access & travel time — Drive-times to town, healthcare facility, airport and monitored bathing water are read on the routing page.**
  OSRM routing on OpenStreetMap; detailed times appear on the drive-times page.
- **The hard limit — No value for this exact parcel is asserted here.**
  Use the official MAMA achieved-price query plus a certified valuer's matched comparables; asking aggregates only sanity-check the negotiation.

Source: Greek GSIS/MAMA Real Estate Transactions Valuation Register; Bank of Greece residential property index Q1 2026; published regional asking-price aggregates with named sources and dates; AADE value-zone evidence. · Pulled 2026-10-30

8.3 What is still missing

The unresolved evidence is ranked by how directly it can change buildability, ownership, usable area, connection cost or the buyer's ability to exit the transaction.

Source · LandCheck missing-data and professional-action register
Method · rank unresolved evidence by decision impact and payment deadline
Pulled · 2026-10-30
Geometry · selected parcel; documents and authority answers are not spatially measured

14
Documents to obtain
Each one itemised in the checklist booklet

4
Roles that owe answers
Lawyer, surveyor, engineer, providers

Analyst read

- Source coverage: Reference for “Source coverage and provenance” — reference or method context only, not a reading of this parcel.
- The remaining work is concentrated rather than open-ended: obtain the current cadastral extract and complete title file, stamped topographic survey, written buildability opinion, applicable forestry confirmation (map extract if posted, otherwise individual act or written Directorate response), shore-line decision overlay, legality evidence and provider quotations.
- Ask every professional to state both the conclusion and the document relied upon.

8.3

Evidence still capable of moving the deal

These are not administrative extras; each can change permission, usable area, price or exit options.

Engineer
Buildability opinion, plan terms, legality and design constraints.

Surveyor
Boundary, area, frontage, official shore and easement overlay.

Lawyer
Title, encumbrances, seller authority and purchase restrictions.

Providers
Written connection point, capacity, route, cost and timing.

8.3 Source coverage and provenance

- **What this page is — A source-class breakdown of the whole report.**
  Provenance is separate from topic: an official register read is different from an OSM distance layer.
- **Source coverage score — 53/100 across report-weighted sections.**
  This is source coverage, not a transaction score.
- **Report totals — Public-data topic results: 46. Documents to request: 14. Potential public-record issues: 0.**
  The same figures the opening brief shows; they count evidence read and follow-up items, not risk.
- **Official public dataset (17) — EEA/EU, Copernicus, JRC, USGS and national registers, read at the plot.**
  Best source class in the report. Counted in the public-data topic-result total.
- **Open / community (OSM) (9) — OpenStreetMap / OSRM community mapping for roads, services and nearby features.**
  Useful mapped context for a buyer brief. Counted in the public-data topic-result total.
- **Modelled / derived (7) — Values computed from DEM, climate, solar or environmental models.**
  Useful for terrain, cost and environmental context. Counted in the public-data topic-result total.
- **Cadastral viewer (1) — Parcel geometry matched against the cadastral viewer used by the report.**
  Useful for identifying and framing the selected parcel. Counted in the public-data topic-result total.
- **Context layer (12) — Distance / nearest-feature context layers.**
  Useful for prioritising local context questions. Counted in the public-data topic-result total.
- **Additional topic using a counted dataset (11) — Topics reusing a dataset already counted in the public-data total.**
  No new dataset is added; the source is already counted in the public-data total. Not a public-data topic result, so it is outside that total.
- **Professional document item (15) — Prepared document and authority-response items for professionals.**
  Ready to hand to the lawyer, engineer or surveyor. Not a public-data topic result, so it is outside that total.
- **Report reference (5) — Report meta-pages: scorecard, glossary, methodology, sources and disclaimer.**
  Orientation and appendix pages, not data readings. Not a public-data topic result, so it is outside that total.
- **Source discipline — Every one of the 77 topic pages carries a source line, date/method note or professional document item.**
  No page shows an invented number.

Source: A source-class register for the report: official layers, open mapping, terrain models, cadastre context and professional document items. · Pulled 2026-10-30

8.4 Before-deposit action plan

A sequenced handoff for the buyer, lawyer, surveyor and engineer: what to request, who must answer and which unresolved result should stop a non-refundable payment.

Source · LandCheck buyer-action synthesis

Pulled · 2026-10-30

Method · assign each open issue to the responsible professional and stopping condition

Geometry · transaction workflow for this selected parcel

4

Evidence stages

Collect, reconcile, price, sign

Refundable

Deposit route

Keep a contractual refund path if evidence turns adverse

Analyst read

- Source coverage: Manual for “Next-step documents checklist” — the parcel-specific legal or professional answer requires an authority or specialist document; mapped context is reported separately.
- Make the evidence list part of the transaction timetable.
- The lawyer should draft deposit conditions that return the money if title, buildability, boundary, forest, shore, legal access or material utility assumptions fail.

8.4

A controlled path to the deposit

Move forward by evidence milestones, not by reassurance or urgency from the seller.

1 · Collect

Obtain title, cadastral extract, survey, permits, ENFIA and utility evidence.

2 · Reconcile

Have the professionals resolve contradictions on one marked survey.

3 · Price

Update the offer for confirmed usable area, rights and required works.

4 · Sign

Pay only when the deposit terms preserve an exit for failed conditions.

8.4 Next-step documents checklist

- **Out-of-plan buildability (legal) — Before the deposit — Written buildability opinion and statutory planning terms**
  The civil/topographical engineer holds this answer. Have the engineer mark the answer on the stamped site plan.
- **Forest-map check (δασικός χάρτης) — Before the deposit — Forestry status confirmation: map extract if posted; individual characterisation act or written Forestry Directorate confirmation otherwise**
  Ask the Forestry Directorate for a map extract if posted; otherwise obtain an individual characterisation act or written parcel-specific confirmation.
- **Illegal-construction red flag — Before the deposit — Engineer's certificate and electronic building-identity file**
  The licensed civil engineer holds this answer. Ask the engineer to write the answer onto the site plan you will build from.
- **Buildability verification flow — Before the deposit — Written buildability opinion and statutory planning terms**
  The civil/topographical engineer holds this answer. The engineer should return this as a marked plan, not as an opinion over the phone.
- **Ownership, title and encumbrances — Before the deposit — Land Registry/Cadastre title search and official extract**
  The Greek property lawyer holds this answer. Get this in writing from the lawyer before the deposit contract is signed.
- **Easements and rights of way — Before the deposit — Road classification, boundary survey and easement records**
  The surveyor and Greek property lawyer hold this answer. Ask the lawyer to answer this on paper, and keep the deposit refundable until it arrives.

Source: The professional documents and authority responses worth requesting next, sequenced by urgency. · Pulled 2026-10-30

8.4 Next-step documents checklist (continued)

- **Official value, tax and purchase costs — Before the deposit — Official objective-value (τιμή ζώνης) extract and a notary cost estimate**
  The Greek notary or local accountant holds this answer. Get the applicable figure in writing from the notary or local accountant before the deposit contract is signed.
- **Can you build on this plot? — Before the deposit — Written buildability opinion and statutory planning terms**
  No public source answers this question definitively. Your engineer must provide the answer in writing.
- **Electricity and telecom connection — Before valuation or design — Written Hellenic Electricity Distribution Network Operator (HEDNO / DEDDIE) electricity connection offer and telecom-provider availability confirmation**
  HEDNO/DEDDIE and the telecom provider hold this answer. Get a written answer in hand before any money moves.
- **Flood corridors, watercourses and low-lying ground — Before valuation or design — Flood-zone, watercourse and site-drainage evidence from the competent engineer**
  The Water Directorate and civil/topographical engineer hold this answer. Get the Water Directorate's mapped answer and have the engineer mark the drainage or flood implication on the site plan.
- **Quarries, mines and extraction — Before valuation or design — Regional quarry and mining licence file: concession holder, operating status and permitted activity**
  The competent environmental authority and civil engineer hold this answer. The engineer should return this as a marked plan, not as an opinion over the phone.
- **Geology, soil and hydrology — Before valuation or design — Site geotechnical investigation (boreholes/SPT) by a licensed Greek geotechnical engineer**
  The report's public geology is regional screening context, not site-specific bearing-capacity evidence. Obtain the site investigation in writing.
- **Nuisance and environmental-hazard portal tracking — Before valuation or design — The engineer's hand-checked read of the ministry portal's environmental overlays for this parcel**
  No public source answers this question definitively. Your engineer and the competent authority must provide the answer in writing.
- **Radon and other unmapped checks — Before closing, for context — Indoor radon measurement for the finished building**
  The accredited radon measurement provider and building engineer hold this answer. Get the measurement report from the accredited radon provider and have the building engineer act on any high reading.

Source: The professional documents and authority responses worth requesting next, sequenced by urgency. · Pulled 2026-10-30

8.5 Buyer handoff & professional questions

The report closes the gap between public-data screening and transaction work by assigning each unresolved point to the professional or authority who can settle it.

Source · LandCheck professional-question and missing-document register
Pulled · 2026-10-30
Method · role-based transaction handoff with explicit pause conditions
Geometry · non-spatial action register for this parcel

4
Responsible roles
No unowned open question

Pre-deposit
Deadline to resolve
Clear material stopping conditions first

Analyst read

- The buyer should leave this report with a controlled evidence register rather than a longer list of worries. Every open item needs an owner, a document, a deadline and a contractual or pricing consequence if the answer is adverse.
- The lawyer controls title and contract protection; the surveyor controls parcel geometry and legal lines; the engineer controls buildability, legality and physical design; authorities and providers control the records and connection terms they alone can issue.

8.5

The four question sets

Take these questions to the named professional and keep each answer in writing.

For your lawyer (δικηγόρος)

Check title, charges, forest/public claims, boundaries and frontier restrictions. Obtain an AFM before the transfer-tax return and deed (Law 5219/2025 art. 28(1), Government Gazette A 130/18.7.2025; Law 5104/2024 art. 10(1), (3), Government Gazette A 58/19.4.2024). For a non-resident, confirm the competent office or route with the notary or AADE; the verified sources do not settle that authority. Before money moves, have the notary name it: a deposit (προκαταβολή) is an advance credited to the price and its refund terms should be written; earnest money (αρραβώνας) is contractual security. Greek conveyancing practitioners read Civil Code arts. 166, 369 and 1033 as requiring notarial form for a land pre-contract (προσύμφωνο). Under the default in Civil Code arts. 402–403, fault, not withdrawal, makes the giver forfeit the earnest money or the receiver return double, and further damages may remain. Put a still-open document into the preliminary contract (προσύμφωνο) as a written condition under Civil Code arts. 201–202, and move every payment through a bank under Law 5073/2023 art. 3 (Government Gazette A 204/11.12.2023). If the property is covered by a ratified implementation act (πράξη εφαρμογής), obtain the municipality's certificate of filing the ownership declaration (δήλωση ιδιοκτησίας) from the competent municipality's technical service and give it to the notary: without that municipal certificate attached to the deed, an inter vivos transaction is void under Law 5306/2026 art. 144(5). The nullity can be cured by filing the ownership declaration afterwards with a one-off penalty; this is a condition to close before completion, not by itself a reason to abandon the transaction.

For your civil / topographical engineer (μηχανικός)

Is the plot legally buildable (αρτιότητα & οικοδομησιμότητα) and what are the plan's coefficients? Does it have legal road frontage? Do the built structures match their permits, and is the electronic building identity complete? What do the ground slope and geology mean for foundations and cost?

For your surveyor (τοπογράφος)

Do the pegged corners match the cadastre and the area on the deed? Where do the binding lines fall against the boundary — the shoreline (αιγιαλός) on a coastal plot, the stream or torrent (ρέμα) bank inland? Are there paths or easements crossing the plot?

For the seller, notary and authorities

Ask for septic paperwork, the ENFIA certificate and written utility terms. If a party does not know Greek, book an interpreter: they swear and countersign; omission voids the deed (Law 2830/2000 art. 10(1), (4), (5), Government Gazette A 96/16.3.2000). Ask the seller early for the AADE ENFIA certificate for the five preceding years, required by Law 5104/2024 art. 60(1)–(2) (Government Gazette A 58/19.4.2024); without it the cadastral office must refuse registration. The municipal tax certificate and service timing are set out on the costs-and-documents page.

8.5 Questions for your professionals

Use this before viewings — Take the four question sets on this page to each professional you instruct.

Good questions asked early are cheaper than surprises found late.

Source: Curated questions for the lawyer, engineer, surveyor, seller and authorities, drawn from the whole report. · Pulled 2026-10-30

8.5 Radon and other unmapped checks

- **What we checked — Indoor radon is mapped only coarsely in Greece; this is an honest how-to-check page, not a parcel reading.**
  This is a report checklist item, not a live parcel-level source read.
- **For this property — If you build new, fold radon into the design — a sub-slab membrane and a sump stub cost little now and far more to retrofit; if a house already stands on the plot, you can test it directly.**
  Test once a house is built and occupied, or measure the existing one if there is one.
- **Not mapped at plot level — Indoor radon in Greece is mapped only coarsely (regional grid), not for a single plot.**
  So this is an honest 'how to check' page, not a parcel reading — we do not invent a number.
- **What radon is — A natural radioactive soil gas that can accumulate indoors, mainly in ground-contact rooms.**
  Certain granitic and fault-zone areas run higher; much of Greece is low-to-moderate.
- **How to check — A cheap long-term indoor radon test kit (a few months) gives the real answer for a specific house.**
  For a new build, ask the engineer about a simple sub-floor membrane and ventilation.
- **If levels are high — Mitigation is usually straightforward and inexpensive — ventilation or a sub-slab sump.**
  It is a manageable issue, not a dealbreaker, once measured.
- **Other unmapped checks — Asbestos in older roofs, lead plumbing and prior land use are also survey-time checks, not map layers.**
  Fold them into your building survey.

Source: No public parcel-level dataset connected · Pulled 2026-10-30

8.6 Sources, method & scope limits

The source register, confidence rules, Greek terms and mandatory limitations explain exactly what the report establishes, what it does not establish and how every conclusion should be used.

Source · Report source register, methodology, glossary and mandatory scope statement

Method · source-by-source provenance and confidence classification

Pulled · 2026-10-30

Geometry · report-wide reference; not a new parcel-level determination

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Topic pages

Each carries provenance or a follow-up owner

Screening

Scope

Professional evidence remains binding

Analyst read

- Source coverage: Reference for “Glossary of Greek property terms” — reference or method context only, not a reading of this parcel.
- This report is an automated property preflight built from dated public sources, mapped relationships and explicit professional checks.
- It is not legal, surveying, engineering, architectural, tax, investment or valuation advice.

8.6

How this report is made

The source, geometry and no-guess rules behind every finding in this preflight.

What this report is

An automated preflight scan that pulls public data and GIS layers for one point, reads each against the plot, and turns the result into a plain-language flag plus the next action. It is a fast, cheap first look rather than legal, surveying, engineering or valuation advice.

How each page is built

One topic, one real source (or an explicit 'source unavailable' state), one distinct visual, one compact table, and a source, date and geometry note. The source line tells you what was read, when it was read, and whether the plot is inside, near or outside the mapped feature.

The no-guess rule

If a source cannot be read, the page says so. Treat that as an open check for the relevant professional or authority, not as a clean result. No page shows an invented number to look more complete.

What it deliberately does not do

It does not verify ownership, title, encumbrances, legal buildability or utility connection rights, and it does not copy any competitor's data or branding. Those are for your lawyer, engineer and surveyor.

How the summary is written

The one-page summary and the English wording of Greek source names are produced automatically from the sections below, as a reading aid. Every figure and flag traces back to its own page and source; the summary adds no new data and is not advice.

8.6 Report limitations and scope

- **Screening, not survey — Every reading here is a desk screen from public data, at the resolution of the source.**
  A survey, soil test or legal search will always beat a remote read; treat this as the first filter.
- **Point, not parcel — Some layers are read at the plot's point or a coarse grid, not its full legal boundary.**
  A large or irregular plot can straddle more than one condition; the pages say when this matters.
- **Sources change — Public services update, move or go offline; a layer clear today can change tomorrow.**
  Re-run close to purchase, and always confirm the flags that affect your decision.
- **Not advice — Nothing here is legal, surveying, engineering, architectural, tax or investment advice.**
  Use it as prepared questions for the professionals who give that advice.
- **Confidence varies by page — A measured distance is high-confidence; a coarse grid or a proxy is lower.**
  Each page states its own limits; weight them accordingly.
- **Unissued road-recognition decree — The Ministry of Environment and Energy (ΥΠΕΝ) presidential decree for the public character of out-of-plan roads has not been issued.**
  Until it is issued, no automated source can answer whether this plot has legal frontage; an engineer's evidence file and municipal planning office (ΥΔΟΜ) review are required.
- **Scope — LandCheck is a preflight risk scan for a plot, priced as a first look, not due diligence.**
  It does not replace a lawyer, surveyor, civil engineer, architect, notary or tax adviser.
- **No certainty of buildability or title — It never certifies legal buildability, ownership, title, encumbrances or zoning approval.**
  Those are confirmed only by the competent professionals and authorities.
- **Use at your discretion — Decisions remain yours; confirm the flags that matter before you act on them.**
  The full disclaimer is printed on this page and applies to the whole report.

Source: The one place in the report that states scope, limitations and the full disclaimer. · Pulled 2026-10-30

8.6 Selected sources, dates and licences

- **Selected source-audit entries (4 printed) — This is a selected audit sample, not a complete register of every source used by the report. Each printed entry names its Dataset, Owner, dates, Method, Geometry relationship, Status and Limitation.**

  Read each topic page's own source line as well as these selected entries.

- **Selected source audit entries — These selected entries keep publisher vintage separate from the date LandCheck read the source; an unpublished vintage is shown explicitly.**

  Licensing terms remain source-specific and must be confirmed before commercial reuse.

- **Dataset (in the Appendix: sources, methods and limitations chapter) — A synthesis of the pages in this report. A screening view in bands, not a score, a valuation or a clearance. — Owner: LandCheck. Read: 2026-10-30. Method: public-data query and report screening. Status: Reference / context page.**

  Geometry: not measured against parcel geometry. Limitation: Screening evidence only; confirm the current official record before relying on it for a purchase decision.

- **Dataset (see section 8.1) — AADE objective values (τιμές ζώνης) 2021, Greek Ministry of Finance — Owner: Greek Ministry of Finance / AADE. Vintage: 2021 revaluation (in force 2022). Read: 2026-10-30. Method: official value-zone choropleth + how-to-read tax checklist.**

  Geometry: value zone containing or nearest to the plot. Limitation: Manual or professional confirmation is required; this report does not verify the legal fact. Official: https://maps.gsis.gr/valuemaps/.

- **Dataset — Administrative units from OpenStreetMap (queried); the plan-instrument names and publication venues are general Greek statutory-framework references. — Owner: OpenStreetMap contributors. Read: 2026-10-30. Method: public-data query and report screening. Status: Reference / context page.**

  Geometry: not measured against parcel geometry. Limitation: Screening evidence only; confirm the current official record before relying on it for a purchase decision. Official: https://www.openstreetmap.org/.

- **Dataset — Archaeological Cadastre protection zones (Zone A / Zone B classification parsed from the declared-zone polygons) — Owner: Greek Ministry of Culture — Archaeological Cadastre. Read: 2026-10-30. Method: public-data query and report screening. Status: No mapped feature found.**

  Geometry: selected parcel/location geometry. Limitation: Screening evidence only; confirm the current official record before relying on it for a purchase decision. Official: https://www.arxaiologikoktimatologio.gov.gr/.

- **Primary source addresses — examples — Copernicus Land Monitoring Service: https://land.copernicus.eu/ · Copernicus Climate Data Store (AgERA5): https://cds.climate.copernicus.eu/ · Neither the European Commission nor ECMWF is responsible for any use of this information.**

  Contains modified Copernicus Climate Change Service information 2026 (AgERA5 v2.0, doi:10.24381/cds.6c68c9bb), CC BY 4.0, with rainfall statistics for 2015–2024 computed by LandCheck.

Source: Selected source audit · Pulled 2026-10-30

8.6 Glossary of Greek property terms

- **minimum plot qualification (αρτιότητα, artiótita) — Whether a plot qualifies to be built on at all: it has to meet the minimum size and shape the rules demand, and it has to have been created lawfully. It is the first of two separate tests and it says nothing on its own about whether you may build.**

- **the actual right to build (οικοδομησιμότητα, oikodomisimótita) — Whether, once every rule is applied, a building is permitted on this plot. A plot can meet the size and frontage rules (άρτιο) and still not be permitted to carry a building (οικοδομήσιμο).**

- **out of plan (εκτός σχεδίου, ektós schedíou) — Land outside any approved town plan or settlement boundary, where building rests on a national baseline area rule plus legal frontage rather than on a local plan.**

- **derogation from the minimum area (παρέκκλιση, parékklisi) — The closed transitional route by which a plot smaller than the baseline may retain a pre-2020 derogation. Article 273 paragraph 1 of law 5306/2026 (Government Gazette A 88/8 June 2026), formerly article 40 of law 4759/2020, applies only where the qualifying filing was lodged by 9 December 2022; as amended by article 133 of law 5317/2026 (Government Gazette A 108/10 July 2026), the permit or pre-approval application on the building-terms-certificate route must be filed by 30 June 2027. Ask the municipal planning office (ΥΔΟΜ) for the protocol number and stamped date of the pre-9 December 2022 filing.**

Source: The Greek planning, legal and utility terms used in this report, in plain English. · Pulled 2026-10-30

8.6 Glossary of Greek property terms (continued)

- **certificate of building terms (βεβαίωση όρων δόμησης, vevaíosi óron dómisis) — The mandatory written statement for building-permit categories 1 and 2. Under Law 5306/2026 article 324 paragraph 2(b)(ba) (Government Gazette A 88/8 June 2026), the competent municipal planning office (ΥΔΟΜ) issues it within 10 days, records the applicable building terms and required approvals, and checks the survey. The provision sets no fixed expiry: the statement may be used only with the designing engineer's responsible declaration under Law 1599/1986 article 8 (Government Gazette A 75/11 June 1986) that the terms and conditions have not changed. Without the statement that permit check is incomplete. If it is wrong, ask the issuing ΥΔΟΜ to withdraw and reissue it; Law 2690/1999 article 4 paragraph 1 (Government Gazette A 45/9 March 1999) supplies the ordinary 50-day administrative reply clock. The 30-day, €50 appeal in Law 5306/2026 article 459 paragraphs 5–6 is limited to acts or omissions in a permit, building-licence or pre-approval procedure and does not automatically cover this statement.**
- **topographic diagram (τοπογραφικό διάγραμμα, topografikó diágramma) — The surveyor's drawing that ties the title to the actual ground, with coordinates tied to the Greek Geodetic Reference System 1987 (ΕΓΣΑ 87), frontage, adjacent owners and the statutory declarations printed on the sheet. A sale normally needs the statutory topographic diagram under article 283 paragraph 1 of law 5306/2026 (Government Gazette A 88/8 June 2026), carrying article 16 of law 5293/2026 (Government Gazette A 57/7 April 2026), which amended former article 5 paragraph 1 of law 651/1977. The current exception requires all three: a functioning Cadastre, a ratified and registered implementation act (πράξη εφαρμογής), and no boundary change in the transaction; rural out-of-plan land normally does not meet it. Where the separate title-area exception for out-of-plan, non-compliant and non-buildable land is considered under article 368 paragraph 5(c) of law 5306/2026, test it from the area stated in the title, not the cadastral polygon or this report's measurement. The current provisions also include article 368 of law 5306/2026, corresponding to former article 83 of law 4495/2017. Have the notary and surveyor confirm the applicable route from the title facts. A diagram carrying only the older law 4178/2013 declaration predates the current provisions and needs updating.**
- **the forest map (δασικός χάρτης, dasikós chártis) — The state map that assigns land a forest character by comparing 1945 aerial photography with a later reference set, 2007–2009 for most of the country. The complete official photo-pair legend is ΔΔ, ΔΑ, ΑΔ, ΑΑ, ΧΧ, ΧΑ and ΑΧ. The first letter is the 1945 photograph and the second the later reference, and each letter reads the same way in both positions: Δ forest, Α another, non-forest form of land, Χ grassland. So ΔΑ is forest in 1945 and another form at the later reading, and ΑΔ is the reverse. The separate final-act codes are ΠΔ (forest), ΠΑ (non-forest) and ΠΧ (grassland). What grows there today does not decide the answer, and neither does anything that happened after the second set of photographs.**
- **objection to the forest map (αντίρρηση, antírrisi) — The formal challenge to a parcel's forest character, filed under Law 3889/2010 article 15 within 105 days from the exhibition announcement, plus 20 days for permanent residents abroad, and heard by the forest-map objections committee (ΕΠ.Ε.Α.). A pending objection is a distinct legal state from a settled one. The reduced state-fee bands, all in square metres, are: up to 100 m² €5; over 100 to 1,000 m² €20; over 1,000 to 5,000 m² €45; over 5,000 to 10,000 m² €90; over 10,000 to 20,000 m² €175; over 20,000 to 100,000 m² €350; over 100,000 to 300,000 m² €700; and over 300,000 m² €1,650. One stremma (στρέμμα) is 1,000 m². Use the area actually disputed, not automatically the whole parcel: 800 m² and exactly 1,000 m² are both in the €20 band. The scale is set by Joint Ministerial Decision 151585/323/2017 (Government Gazette B 347/8 February 2017), as halved by a 2021 decision of the Ministry of Environment and Energy (ΥΠΕΝ/ΔΔΕΥ/74394/2692/2021, Government Gazette B 3589/4 August 2021); it is the state charge only, before the forestry professional's fee.**

Source: The Greek planning, legal and utility terms used in this report, in plain English. · Pulled 2026-10-30

8.6 Glossary of Greek property terms (continued)

- **the foreshore zone (αιγιαλός, eyialós) — The strip the sea reaches in its largest ordinary winter waves. It is public property, building on it is barred, and in many places the line has never been formally delimited.**
- **the beach zone behind the foreshore (παραλία, paralía) — The zone that may be established landward of the foreshore zone (αιγιαλός) to serve access to it. It is a second line, with its own consequences, and buyers routinely conflate the two.**
- **zone of potentially high flood risk (ζώνη δυνητικά υψηλού κινδύνου πλημμύρας, zóni plimmýras) — An area identified by the preliminary flood-risk assessment where significant flood risk exists or can reasonably be foreseen, designated per river-basin district (υδατικό διαμέρισμα) at the scale of a whole catchment under article 4 para. 5 of the 2010 joint ministerial decision (KYA). It says something about the landscape a plot sits in, not about the plot's own boundary or a modelled water line.**
- **flood hazard map (χάρτης επικινδυνότητας πλημμύρας, chártis epikindynótitas plimmýras) — The modelled inundation extent, water depth or level and, where relevant, flow velocity for the scenario being modelled, under article 5 para. 4 of the 2010 joint ministerial decision (KYA). A polygon without its scenario named cannot be read at all: a 1,000-year extent and a 50-year extent mean very different things.**
- **the national cadastre (Κτηματολόγιο, ktimatolóyio) — The parcel-based public register of property rights that has replaced the old deed-based system across the country.**
- **cadastral parcel code (ΚΑΕΚ, KAEK) — The twelve-digit code that identifies one parcel on the national cadastre and nothing else; the only unambiguous way to name a Greek plot.**
- **objective (tax) value (αντικειμενική αξία, antikeimenikí axía) — The state's formula value for a property. In-plan property starts from a zone price; out-of-plan land is calculated on form AA-GIS from the municipality's Initial Basic Value under POL.1310/30.12.1998, not from a zone covering the field. The taxable base is the higher of the deed price and the objective value.**
- **the annual property tax (ΕΝΦΙΑ, ENFIA) — The yearly tax on holding Greek property. It arrives every year you own the land, which is what turns a cheap plot into a running cost. For a transfer for value, article 60 paragraph 1 of law 5104/2024 (Government Gazette A 58/19 April 2024) requires the ENFIA certificate to cover the five years preceding the transfer; paragraph 2 requires the registrar or cadastral office to refuse registration of a deed that omits it.**
- **pre-contract (προσύμφωνο, prosýmfono) — The contract by which both sides undertake to conclude the final contract later. Civil Code article 166 subjects it to the same form as the final contract; because Civil Code article 369 requires a notarial document for a contract concerning a real right in land, a land pre-contract (προσύμφωνο) is made before a notary. A private reservation paper is not that instrument.**
- **contract deposit (αρραβώνας, arravónas) — The sum given when the contract is concluded as security for performance. Unless the parties agree otherwise, Civil Code article 402 treats it as covering loss from non-performance; under article 403, the party at fault loses what it gave or, if it received the sum, returns double. The consequence turns on fault and on the contract calling the payment contract deposit (αρραβώνας), not merely on money changing hands.**
- **the municipal water and sewerage company (ΔΕΥΑ, DEYA) — The utility that answers whether mains water and a sewer actually reach a plot, and on what terms.**
- **the electricity distribution operator (ΔΕΔΔΗΕ, DEDDIE) — The operator that quotes and builds a connection. Distance, poles and any transformer are what turn a remote plot's connection into a five-figure line.**

Source: The Greek planning, legal and utility terms used in this report, in plain English. · Pulled 2026-10-30

8.6 Glossary of Greek property terms (continued)

- **unauthorised structure (αυθαίρετο, afthaíreto) — An unauthorised construction or planning breach as defined by Law 5306/2026 article 366 (Government Gazette A 88/8 June 2026). Article 367 paragraph 1 prohibits and makes absolutely void a transfer or creation of a real right in affected property unless a statutory exception or completed regularisation applies; shifting the future cost to the buyer is not a substitute for clearing that gate.**
- **regularisation (τακτοποίηση, taktopoíisi) — The statutory scheme that places unauthorised work completed by 28 July 2011 into a category under Law 5306/2026 article 383 (Government Gazette A 88/8 June 2026). Under article 384, payment suspends demolition, sanctions and collection of fines for the period the Code gives, or produces a permanent demolition exemption, depending on that category. It is not automatically a legalisation permit.**
- **engineer's certificate of legality (βεβαίωση μηχανικού, vevaíosi michanikoú) — The engineer's statement that must be attached to an inter vivos transfer or creation of a real right, including for land without a building, under Law 5306/2026 article 368 paragraph 1 (Government Gazette A 88/8 June 2026). It confirms that no unauthorised work exists or that the recorded work falls within the stated route, and lasts two months from signature under article 368 paragraph 6. Do not sign without it: where an unauthorised work or planning breach remains, the linked prohibition in article 367 paragraph 1 makes the affected transfer absolutely void.**
- **Electronic Building Identity (Ταυτότητα Κτιρίου, taftótita ktiríou) — The electronic file whose permits, drawings, energy certificate, actual-condition plans and other contents are specified by Law 5306/2026 article 343 (Government Gazette A 88/8 June 2026). For a category II building or separate divided property, article 344 paragraph 2 requires filing at transfer and compulsory attachment of the identity declaration to the deed.**
- **the EU protected-areas network (Natura 2000) — Designation adds an environmental assessment step and site-specific terms. It is not an automatic building ban, and treating it as one costs buyers good plots.**
- **floor-area ratio (συντελεστής δόμησης, syntelestís dómisis) — The coefficient that, multiplied by the plot area, gives the total floor area you may build. The coefficient alone means nothing until that arithmetic is done.**
- **the local plan for a municipality (ΤΠΣ / ΓΠΣ, TPS / GPS) — The municipal plan that draws zones over the land, out-of-plan land included, and attaches permitted uses to each. Since article 10 of law 4759/2020 it is the Local Urban Plan (Τοπικό Πολεοδομικό Σχέδιο, ΤΠΣ), now article 21 of law 5306/2026 (Government Gazette A 88/8 June 2026). The older General Urban Plan (Γενικό Πολεοδομικό Σχέδιο, ΓΠΣ) and the Open-City Spatial and Residential Organisation Plan (Σχέδιο Χωρικής και Οικιστικής Οργάνωσης Ανοικτής Πόλης, ΣΧΟΟΑΠ) stay in force until a local plan for a municipality (ΤΠΣ) replaces them, and article 21 paragraph 13 reads a reference to a General Urban Plan in older legislation as the ΤΠΣ. The Local Spatial Plan (Τοπικό Χωρικό Σχέδιο, ΤΧΣ) of article 7 of law 4447/2016 is the same level under a name retired in 2020.**
- **Preliminary contract, deposit and earnest money (προσύμφωνο · προκαταβολή · αρραβώνας) — Deposit (προκαταβολή): price advance/refund by contract. Earnest money (αρραβώνας): security against fault (Civil Code 402–403).**
- **p.e. (population equivalent) — The load unit used to size wastewater agglomerations.**

Source: The Greek planning, legal and utility terms used in this report, in plain English. · Pulled 2026-10-30