

Property ID P3431

Luxury villa with comfort and luxury offers a unique view of the bay of Navarino / Pylos.



24001 Jalova Pylos

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	24001
<b>City</b>	Jalova Pylos
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 136 m <sup>2</sup>
<b>Usable area</b>	approx. 136 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	4
<b>Plot size</b>	approx. 500 m <sup>2</sup>
<b>Number of sep. toilets</b>	1
<b>Purchase price</b>	850.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2023
<b>Condition</b>	As good as new
<b>Combustion</b>	Electric
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	2
<b>Cable Sat TV</b>	Yes
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	0,30
<b>Town</b>	5
<b>Krankenhaus</b>	5 km
<b>Airport</b>	50 km

### Location

The promenade, the heart of Gialova, with all its restaurants, tavernas and stores is only a few minutes' walk away.

The beautiful sandy beach is only 300 meters away.

Once you have passed the various bars and venues of Gialova, the harbor of Pylos, which you can see shining at night from the terrace of your house, is not far away.

Numerous beaches with crystal clear waters, dunes, coves and beach bars with a club atmosphere await you in the surroundings of Gialova.

Distance from the sea 300 meters

Distance from the town 5 km

Distance from the airport 505 km

## Property description

A luxury villa is for sale in Gialova, Messinia, and is designed to offer comfort and luxury, with a unique view of the bay of Navarino. It is part of a complex of neighboring villas. This villa is located on the upper level of the complex and offers the most beautiful views. It has a fully equipped kitchen with all modern amenities, a dining and living area, perfect for family gatherings and relaxation, as well as three bedrooms with a king-size double bed, each with its own bathroom for ultimate comfort and privacy.

There is a TV in several areas, while air conditioning with the option of heating ensures year-round comfort. The kitchen is equipped with MIELE electrical appliances and the property comes fully furnished. There are two terraces, one of which has a heated swimming pool with Jacuzzi function and sun lounger overlooking the sea. Two bedrooms offer great views of the bay and direct access to the terraces. In the master bedroom in the basement, natural light falls through a pool window and creates a special play of colors.

The main feature of the property is the magnificent panoramic view of Navarino Bay. Next to the pool, the main terrace has a large, covered table where you can enjoy your stay in comfort at any time - from breakfast to a cocktail at midnight. For the colder months, the basement offers a sauna.

## Equipment/Features

- Sea view
- Air conditioning
- Internet access
- Swimming pool
- garden
- storeroom
- Security door
- alarm
- Playroom
- Interior staircase
- Trees
- New development
- Vacation home
- Panoramic view
- Access via asphalt road



- Tiles
- Aluminum window frames
- Excellent condition
- Traditional stone
- Spa

## **Other data**

The villas impress with their modern architecture and high-quality interior design. Each level of the house - three in total - offers increasingly impressive views of Navarino Bay thanks to the privileged location of the complex, making it a truly special creation. At the base of the complex is a 17-meter-long communal pool with ample space for sunbathing. The adjoining pool house has a toilet as well as locked storage space for baby carriages, golf bags, bicycles etc.

The beach is only 300 meters away. The coastal road, the heart of Gialova with all its restaurants, tavernas and stores, is only a few minutes walk away. The wonderful sandy beach is also only 300 meters away. After passing the various bars and entertainment venues of Gialova, the port of Pylos - which you can see lit up at night from the terrace of your house - is nearby. In the wider area of Gialova, numerous beaches with crystal-clear waters, sand dunes, coves and beach bars with an intense atmosphere await.

Enjoy life in this special residence, in a unique location and with luxurious amenities.



**Your contact person**

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