

Property ID P3615

New construction project: Villa & guest house with upscale furnishings, pool and sea views!



24016 Avia - Kalamata



Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	24016
City	Avia - Kalamata
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 120 m ²
Usable area	approx. 120 m ²
Number of rooms	6
Number of bedrooms	4
Number of bathrooms	2
Plot size	approx. 1.050,17 m ²
Purchase price	950.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2024
Condition	New construction
Combustion	Electric
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Balcony	Yes
Terrace	Yes
Beach	1,50
Town	10
Krankenhaus	10 km
Airport	20 km

Location

The location offers easy access to beautiful beaches and tranquil surroundings, perfect for relaxing and enjoying nature.

The property is located in Avia of Messinia and is a cluster of settlements that are part of the Messinian Mani.

It is close to the city of Kalamata, which is the capital of the prefecture of Messinia.

Distances:

- > Sea - 1500 m
- > Village - 100 m
- > town - 10 km
- > Airport - 20 km

Property description

Property under construction in Akrogiali Avia, just 15 minutes from the city of Kalamata, offers an ideal opportunity for those who want to create their own personal paradise.

The property is situated on a plot of 1050.17 m² and comprises two independent residential units:

The main house and the guest house with unobstructed views of the sea and the impressive gorge in front.

The main house has an open plan living room and kitchen, a master bedroom with direct access to the pool, two bedrooms upstairs with bathrooms and a spacious 41 m² attic.

The guest house, which is connected to the main house from the outside by a pergola, comprises a first floor with living room, kitchen and WC as well as a master bedroom on the upper floor and an 18 m² attic. Each apartment has its own cellar, which can be used as a gym, games room or storage room without being included in the total square meters of the building.

One of the biggest advantages of this project is the buyer's ability to influence the final result.

As the property is still under construction, you have the opportunity to choose materials and decorative elements and customize it according to your personal taste and needs.

This flexibility allows you to customize every detail and create the home of your dreams.

In addition, the property is equipped with thermal insulation that ensures excellent thermal efficiency and energy efficiency, making it ideal for comfortable living all year round.

Equipment/Features

- Sea view
- Air conditioning
- Internet access
- Swimming pool
- garden
- storeroom
- Pets allowed
- Security door



- alarm system
- Solar water heater
- Playroom
- Interior staircase
- Trees
- Automatic irrigation
- Lawn
- Attic
- Vacation home
- Mountain view
- Panoramic view
- Access from asphalt road
- Two-sided orientation
- Under construction
- Tiles
- Aluminum window frames
- Heating pump

Other data

This project combines luxury, comfort and natural beauty with the added flexibility to design it exactly as you wish.



Your contact person

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