

Property ID I3688

**Under Construction: Newly built bungalow with a pool, unobstructed ocean view, and a quiet location in a complex of four villas.**



**48100 Preveza - Kanali, P-890 P-890**

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	48100
<b>City</b>	Preveza - Kanali
<b>Country</b>	Greece
<b>Additional geographical information</b>	Ionisches Meer
<b>Living area</b>	approx. 120 m <sup>2</sup>
<b>Usable area</b>	approx. 120 m <sup>2</sup>
<b>Number of rooms</b>	3
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Plot size</b>	approx. 250 m <sup>2</sup>
<b>Purchase price</b>	490.000,00 €
<b>External commission</b>	3,57 % inkl. MwSt. vom Kaufpreis
<b>Year of construction</b>	2026
<b>Condition</b>	New construction
<b>Combustion</b>	Electric
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	1
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	1 Underground parking space
<b>Terrace</b>	Yes
<b>Beach</b>	0,50
<b>Town</b>	10
<b>Airport</b>	12 km
<b>Available from (text)</b>	12/ 2026

### Location

The location offers an excellent natural environment as it combines nature and the sea in one breath.

The villa ensures privacy, has an unobstructed sea view and at the same time is located in the village of Kanali, with cafes, restaurants, supermarket, but also very close to the beaches of Kanali, Monolithi and Kastrosykia.

Distance from the city of Preveza 10 km. and 12 km. from the airport to Aktio.

### Property description

#### KANALI PREVEZAS

Luxury new build villa under construction, with approx. 120 sqm of living space on a plot of approx. 250 sqm in an excellent location with uninterrupted sea views.



The design and architecture of the villa are in keeping with the traditional architectural standards of the area.

The villa is built with natural and sustainable materials while ensuring maximum energy efficiency.

It consists of 3 bedrooms in total including a master bedroom, 2 bathrooms, a living room/kitchen, a large and comfortable outdoor area with various trees and plants and a 28 sqm outdoor pool.

The villa is part of a complex with three other villas each with a private pool and a separate plot for each villa.

Additional features include the following:

- Underfloor heating
- Heated pool
- barbecue
- Parking lot with storage room
- Heat pump for cooling
- Interior walls with insulation and exterior insulation
- Solar water heater

## **Equipment/Features**

- Distance from the sea (m): 500
  - Camp
  - Terrace
  - Corner
  - bright and airy
  - Satellite dish
  - plot area: 700 sqm
  - open sea view
  - Energy class category A plus
  - Pets welcome
  - Private garden
  - Air conditioning
  - Frames: Aluminum
  - swimming pool
  - Security door
  - Orientation: Southwest
  - Access from: Asphalt
- Face to face
- Insect screen
  - Alarm system
  - Fireplace
  - Glazing type: Double glazing
  - Floor type: Tiles

### **Other data**

Ideal new build property for a permanent country residence, but also as an investment property for tourist rental in the Preveza area.



**Your contact person**

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