

Property ID P3717

## Well-kept apartment in a newly built and quiet neighborhood not far from Old Nafplio



21100 Nafplio



## Unser Angebot

<b>Type of property</b>	Apartment
<b>Kind of property</b>	Flat
<b>Postcode</b>	21100
<b>City</b>	Nafplio
<b>Country</b>	Greece
<b>Floor</b>	1
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 80 m <sup>2</sup>
<b>Usable area</b>	approx. 80 m <sup>2</sup>
<b>Number of rooms</b>	3
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	1
<b>Number of sep. toilets</b>	1
<b>Purchase price</b>	235.000,00 €
<b>External commission</b>	4,17 % vom Kaufpreis inkl. MwSt.
<b>Year of construction</b>	2000
<b>Condition</b>	Well maintained
<b>Combustion</b>	Oil
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	1
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	1 Garage
<b>Balcony</b>	Yes
<b>Beach</b>	1,50
<b>Village</b>	3
<b>Town</b>	0,75
<b>Krankenhaus</b>	3,70 km
<b>Airport</b>	166 km
<b>Pets</b>	Yes

### Location

The location is one of the most beautiful and microclimatically praised spots in Greece.

Very good direct access and close to the old town of Nafplio.

Temperatures are never below 12 degrees Celsius, even in the depths of winter.

## Property description

Just a few minutes from the center of historic Nafplion, in a newly built and quiet neighborhood, is an 82 m<sup>2</sup> corner apartment on the second floor.

The apartment consists of a single, bright living and kitchen area, decorated with elegant marble tiles, two spacious bedrooms with fitted wardrobes, a comfortable bathroom and an additional WC.

The careful construction and intelligent layout create a warm and welcoming atmosphere.

The property has aluminum frames with double glazing and fly screens, independent oil heating, air conditioning, solar water heater and awning on the facade, ensuring comfort and energy efficiency.

In addition, there is a covered parking space on the first floor, while the building has an elevator that serves all floors, making access convenient and practical.

The excellent construction quality combined with the strategic location of the apartment make it the ideal choice for a permanent residence or a vacation getaway

## Equipment/Features

- Good view
- Elevator
- Air conditioning
- Balcony
- Solar water heater
- Double insulated glazing
- awnings
- corner
- country house
- Asphalt driveway
- bright and airy
- Facade orientation
- Marble floors
- Aluminum window frames
- Very good condition

## Other data

In close proximity to stores, services and the scenic beauties of Nafplio, it offers everything you need for a comfortable life or a successful investment.



**Your contact person**

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