

Property ID I3850

Excellent detached new build villa with pool and sea views



48100 Kefalonia - Livathous, 300124 300124



Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	48100
City	Kefalonia - Livathous
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 125 m ²
Usable area	approx. 125 m ²
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 500 m ²
Number of sep. toilets	1
Purchase price	445.000,00 €
External commission	3,57 % inkl. MwSt. vom Kaufpreis
Year of construction	2024
Condition	New construction
Combustion	Electric
Heating type	Autonomous heating
Number of floors	1
Cable Sat TV	Yes
Terrace	Yes
Pets	Yes

Location

The beautiful natural landscape perfects this luxurious Mediterranean atmosphere. Its strategic location combines the convenience of close proximity to Argostoli and the airport with easy access to small, secluded beaches and coves. There are also many cosy, traditional tavernas and charming cocktail bars on the beach within a few meters.

Property description

A stunningly designed new, exclusive, fully independent 3 bedroom villa (CONSTRUCTION can start end of 2024) in the area of LIVATHOS starts soon! The plot is not included in the offer.

This newly designed, exclusive, detached villa (CONSTRUCTION can start in summer 2024) impresses with its contemporary architectural elegance and aesthetics. Located in the area of Livathos, Kefalonia, it features a very spacious swimming pool, outdoor dining area, garden and many more amenities!

The elegant and minimalist design complements the Mediterranean architectural style of the property with carefully selected details that generously lend a distinct personality and a homely atmosphere, ensuring an all-round comfortable stay.

In summary, it is a house of 125 m², 3 bedrooms, 4 bathrooms, storage room, kitchen with cupboards, living room, 100 m² outdoor area with tiles, 30 m² outdoor parking space, living room on the first floor with pergola, path to the house & 27 m² swimming pool with a modern design.

The house is designed to be energy efficient with a special heat cell. It has air conditioning in every room and a modern designed living room.

Exterior and interior pictures are 3D models of the actual property! Delivery is planned for mid 2025! The property can be a second home and is a prime investment opportunity. A unique real estate opportunity!

Equipment/Features

- INCLUDED IN THE PRICE:

- 125 m² detached house,
- 3 bedrooms,
- 4 bathrooms,
- all building documents and permits,
- energy efficient house,
- solar panel, -
- special septic tank,
- 4 air conditioners,
- the best building materials,
- Swimming pool 3 x 9m (27m²),
- Very close to the beach,
- Very close to the airport,
- Direct access to Argostoli,
- privacy & tranquility,
- magnificent view of the sea and the garden,
- natural landscape,
- outdoor parking lot,
- connection to water, electricity & internet,
- outdoor garden lighting.

- NOT INCLUDED IN THE PRICE:

- Land (land is not included in the offer),
- household appliances, TV, sound, satellite furniture, interior lighting, decoration and art, - gardening,
- Notary fees,
- real estate agent fees

Other data

Submit your interest early and pay half the broker's commission + an extra bonus for the insider!

FINANCING PLAN: Be the first to benefit from our special financing plan of up to 55%. The bank mortgage can be granted for 15 years at only 4%!



Your contact person

Herr Dipl.-Ing. Konstantin Korakas
immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880

Homepage: www.hellasproperty.com

Email: info@hellasproperty.com

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.