Konstantin Korakas Immobilien

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Property ID I3856

Unique newly projected stone villa with sea view and pool in a beautiful natural landscape



31100 Kefalonia - Livathous, 230723 230723

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Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Kefalonia - Livathous
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 120 m^2
Usable area	approx. 120 m^2
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 400 m^2
Number of sep. toilets	1
Purchase price	445.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2024
Condition	New construction
Combustion	Electric
Number of floors	2
Cable Sat TV	Yes
Parking spaces	2 Private parking spaces
Balcony	Yes
Terrace	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 friendly, traditional tavernas and charming cocktail bars on the beach just a few meters away.

Property description

This brand-new exclusive villa (construction to start in mid-2024) impresses with its contemporary architectural elegance and aesthetics.

Located in the area of Livathos, Kefalonia, it features a very spacious swimming pool, a pergola with its own outdoor dining area, a spacious garden and outdoor area, a modern designed living room on the upper floor 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 short, it is a house of 120 m2, 3 bedrooms, 3 bathrooms, storage room, 1 guest toilet, kitchen with cupboards, living room, 200 m^2 tiled outdoor area, 30 m^2 outdoor parking space, first floor lounge with pergola, path to the house and 35 m^2 modern design pool. 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.
The exterior pictures are 3D models of the actual property and the interior pictures are from the show house! Delivery is planned for late 2024 - early 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:
- 120 m^2 detached house,
- 3 bedrooms,
- 3 bathrooms,
- 1 guest WC, 10 m^2
- storage room,
- all building documents and permits,
- energy-efficient house,
- solar panel,
- special septic tank,
- 4 air conditioning units,
- best building materials for the outdoor pergola ,
- (stone &; wood),
- Pool 3,8 x 9m (35m2),
- Very close to the beach,
- Very close to the airport,
- Direct access to Argostoli,
- Privacy &; tranquility,
- magnificent views of the sea and the garden,
- natural landscape,
- Outdoor parking,
- connection to water, electricity &; internet,
- outdoor garden lights.

NOT INCLUDED IN THE PRICE:
- Property/property equipment,
- TV, sound, satellite furniture,
- indoor lighting,
- decoration and art,
- gardening,

- Notary fees,
- Estate agent fees (early bookers pay -50% of the estate agent fees).



Your contact person

Herr Dipl.-Ing. Konstantin Korakas

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Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880
Homepage: www.hellasproperty.com
Email: info@hellasproperty.com

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