

Property ID P4013

## New build apartment in a privileged location of Astros Voria Kynouria with walking distance to the beach



22001 Paralio Astros - Voria Kynouria, 1505209 1505209

## Unser Angebot

<b>Type of property</b>	Apartment
<b>Kind of property</b>	Flat
<b>Postcode</b>	22001
<b>City</b>	Paralio Astros - Voria Kynouria
<b>Country</b>	Greece
<b>Floor</b>	3
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 58 m <sup>2</sup>
<b>Usable area</b>	approx. 58 m <sup>2</sup>
<b>Number of rooms</b>	3
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	1
<b>Purchase price</b>	150.000,00 €
<b>External commission</b>	4,76 % des Kaufpreises inkl. MwSt.
<b>Year of construction</b>	2024
<b>Condition</b>	New construction
<b>Combustion</b>	Wind / Water heat pump
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	1
<b>Elevator</b>	Lift
<b>Terrace</b>	Yes
<b>Beach</b>	0,20
<b>Town</b>	20
<b>Airport</b>	187 km
<b>Pets</b>	Yes

### Location

On the Argolic Gulf, this beautiful apartment, newly built in 2024, resides just 2000 meters from the beach in a quiet and practical area of Paralio Astros.

### Property description

In the idyllic area of Astros, North Kynouria, a modern apartment of 58 m<sup>2</sup>. is located on the 3rd floor, including an attic of 8 m<sup>2</sup>, built on a plot of 500 m<sup>2</sup>.

Built in 2024, the property offers modern amenities, excellent energy efficiency and sea views.

It has two bedrooms, a bathroom, an open plan kitchen area, and living room, while the south-east orientation provides natural light throughout the day.

The apartment has individual heating with fan coil, air conditioning, solar water heater and modern thermal insulation. Thermally separated aluminum frames with double glazing in combination with energy class A contribute to maximum energy efficiency.

It is equipped with modern tiles, a security door, a pre-installed alarm system, fly screens and three-phase electricity and also has an attic and an internal staircase. It is the ideal choice both as a vacation home and as a permanent residence or investment.

A bright, functional and modern apartment with all amenities, in an excellent location close to the sea.

Contact us for more information or to arrange a visit.

## **Equipment/Features**

- Within the estate
- Good view
- Sea view
- Elevator
- Air conditioning
- Balcony
- Pets are allowed
- Security door
- alarm system
- Solar water heater
- Double insulated glazing
- Internal staircase
- Newly built
- Country house
- Asphalt driveway
- Tiles
- Aluminum window frames
- Freshly painted
- View of the countryside
- Sheltered terrace

## **Other data**

Kontaktieren Sie uns für weitere Informationen oder um einen Besuch zu vereinbaren.



**Your contact person**

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