

Property ID P4023

## Independent detached house in a practical location on a landscaped plot with sea views



20100 Korinthos, 1518543 1518543

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	20100
<b>City</b>	Korinthos
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 200 m <sup>2</sup>
<b>Usable area</b>	approx. 200 m <sup>2</sup>
<b>Number of rooms</b>	7
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Plot size</b>	approx. 2.000 m <sup>2</sup>
<b>Number of sep. toilets</b>	1
<b>Purchase price</b>	1.150.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2022
<b>Condition</b>	As good as new
<b>Combustion</b>	Solar
<b>Heating type</b>	Solar heating
<b>Number of floors</b>	3
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	6 Private parking spaces
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	0,30
<b>Town</b>	2
<b>Einkaufsmöglichkeit</b>	2 km
<b>Airport</b>	100 km

### Location

The property is located in Corinth, a historic city situated on the Gulf of Corinth and characterized by a perfect combination of traditional charm and modern amenities. Corinth is known for its historical significance as well as its proximity to some of Greece's most beautiful coastal regions and attractions.

The city itself offers a high quality of life, with a variety of shopping facilities, restaurants, cafés, educational institutions and medical care facilities. You will also find excellent transport links here, including a quick connection to Athens and Athens International Airport, which is only around 100 km away, making it easy to travel from home and abroad.



Corinth also has a special historical significance and is best known for the ancient city of Corinth, whose ruins and the famous temple area attract numerous visitors every year. The Corinth Canal, which connects the Gulf of Corinth with the Aegean Sea and is an architectural masterpiece, is particularly fascinating.

The surroundings of Corinth are rich in nature, with beautiful beaches, ideal for relaxation and water sports activities. Nearby attractions include the ancient cities of Nafplio and Epidaurus, known for their archaeological sites and breathtaking landscapes, as well as the beaches of Loutraki, just a short drive away.

## **Property description**

On a unique 2,000 m<sup>2</sup> plot, ideally located just a few minutes from the Open Mall Mare West shopping center, the beach of the ancient port and the city center, a luxurious residence with a total area of 300 m<sup>2</sup> is for sale. The property is spread over three levels (basement - first floor - upper floor) and offers impressive, unobstructed views of the sea and the historic castle of Old Corinth, creating a unique atmosphere of relaxation and luxury.

The residence is characterized by its excellent energy efficiency (A+) as it is equipped with a modern 17KW photovoltaic system that operates with high efficiency. It has a 10 cm thick StoTherm thermal façade from Germany, which is self-cleaning, as well as state-of-the-art energy window frames from Schüco, ensuring both comfort and economy. In addition, the property includes a 45 m<sup>2</sup> ecological pool with salt water, an outdoor shower, an unfinished BBQ area, Carrier heat pumps and a modern continuous air renewal system.

The interior of the house combines functionality and aesthetics. It has a master bedroom with en-suite bathroom, dressing room, mini-kitchen, mini-living room and private terrace, as well as two children's bedrooms. The basement functions as a fully equipped guest house with its own entrance, which already generates rental income. The house includes a total of 4 bathrooms with modern sanitary facilities, three kitchens (the main kitchen is solid wood), a mini gym, a 3-storey elevator and fun coil cooling and heating systems with invisible ceiling installations.

## **Equipment/Features**

The outdoor area is also impressive: the garden is home to rare plants, an automatic irrigation system, architectural lighting and automatic security lighting. The private borehole and two water tanks for exclusive irrigation contribute significantly to the conservation of resources. The house also has three garages with a total parking capacity for six cars and an \*\*internal storage room.

The residence is offered fully furnished, with furniture from leading Italian brands and energy-saving electrical appliances from Miele and NEFF. It was occupied only two



years ago and is in immaculate condition, ready to offer discerning buyers a unique living experience in an exceptional setting.

Why choose this location: Korinthos combines historical heritage with modern amenities and offers a high quality of life. The town is only 1 hour from Athens International Airport and in close proximity to prime destinations such as Nafplio, Epidauros and the famous beaches of Loutraki. It is therefore ideal for both permanent residences and luxury vacation rentals.

## **Other data**

- Sea view
- Fireplace
- Air conditioning
- Internet access
- Swimming pool
- Balcony
- Garden
- storeroom
- Pets allowed
- Security door
- alarm system
- Video intercom system
- Playroom
- Double glazing
- Interior staircase
- BBQ
- Vacation home
- Mountain view



- Two-sided orientation
- Tiles
- Aluminum window frames
- Freshly painted



**Your contact person**

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