

Property ID P4025

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



25100 Selianitika, 1508337 1508337

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	25100
<b>City</b>	Selianitika
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 560 m <sup>2</sup>
<b>Usable area</b>	approx. 560 m <sup>2</sup>
<b>Number of rooms</b>	11
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Plot size</b>	approx. 1.100 m <sup>2</sup>
<b>Number of sep. toilets</b>	1
<b>Purchase price</b>	430.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2004
<b>Condition</b>	Well maintained
<b>Combustion</b>	Oil
<b>Heating type</b>	Einzelheizung
<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>	1,70
<b>Village</b>	1,50
<b>Town</b>	34
<b>Einkaufsmöglichkeit</b>	1,50 km

### Location

Selianitika is a charming coastal village in the region of Aigialeia, characterized by its relaxed atmosphere, natural beauty and excellent accessibility. Situated on the northern coast of the Peloponnese, right on the Gulf of Corinth, Selianitika offers an ideal combination of sea, mountains and traditional Greek lifestyle.

The location is perfect for anyone looking for a peaceful and natural environment without having to compromise on infrastructure. The popular vacation resort of Aigio with all its stores, restaurants, cafés and medical facilities is just a few minutes away. The nearest highway access is also not far away, meaning you can easily reach Athens or the international airport in around 2.5 hours. The city of Patras, with its harbor and university, is only about 30-40 minutes away.



The immediate proximity to the sea is particularly noteworthy: the well-kept beaches of Selianitika invite you to swim, sunbathe and relax - many of which are within walking distance. The small promenade is lined with cosy tavernas and cafés serving fresh fish and local specialties. At the same time, the hilly surroundings with olive groves, pine trees and cypresses offer ideal conditions for walks, hikes or sporting activities with wonderful panoramic views.

Selianitika is suitable both as a retreat for a year-round stay and as a perfect vacation home. The combination of proximity to the sea, pleasant climate and authentic Greek atmosphere makes this place a true pearl on the Gulf of Corinth.

## **Property description**

On a lush hill in Aigialeia, surrounded by olive trees and cypresses, rises a unique villa that was built not simply to live in, but to captivate. As you enter the 1,100 m<sup>2</sup> property, your gaze is inevitably drawn to the horizon: The entire Corinthian Gulf unfolds before you, while the mountains of the Peloponnese embrace from behind. It is one of those rare places where nature and the view remind you why Greece is simply inimitable.

The 560 m<sup>2</sup> house, spread over three levels, is characterized by bold geometry, clean lines and an imposing presence. It seems to float above the landscape. Inside - although in need of an aesthetic renovation - it impresses with generous spaces, oversized openings that incorporate the outdoors and a design that clearly serves the view.

The main living room is a bright canvas with energy-efficient frames, a fireplace and great potential for impressive decorations. Adjacent is a modern kitchen with a center island and built-in appliances, creating a space with character. The glass and steel elevator at the heart of the home isn't just practical - it's a sculptural element.

The bedrooms are bright, with picture windows, wooden floors and private balconies that offer a daily connection to the sky and sea. The master bathroom stands out with its modern design and corner hydromassage shower.

The rooftop terrace is the ultimate highlight. An expansive outdoor area adjoining the master bedroom, offering uninterrupted views from Aigio to distant Roumeli. Ideal for dinners under the stars, yoga sessions or moments of pure relaxation.

## **Equipment/Features**

Other features include an indoor games room, storage space, an enclosed garage for two vehicles, a security system and accessibility for people with disabilities. It is a solid construction with three-phase electricity, radiators and energy-efficient insulation.



Only 34 km from Patras, 1.5 km from the nearest village and 1.9 km from the beach, this property offers complete privacy and tranquility, hidden among the olive leaves.

This is not for someone just looking for "a house". It is for those seeking inspiration - a personal retreat with an open horizon, ready to host the next great chapter in life.

## **Other data**

- Very good view
- Sea view
- Fireplace
- elevator
- Balcony
- garden
- Property fenced
- storeroom
- security door
- Alarm system
- Double glazing
- Trees on the property
- Corner position
- Vacation home
- Mountain view
- Panoramic view
- Access via asphalted road
- Two-sided orientation
- Front alignment
- Marble floors



- Parquet flooring
- tiles
- Aluminum window frames
- In need of renovation
- Covered terraces



**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](http://www.hellasproperty.com)

Email: [info@hellasproperty.com](mailto:info@hellasproperty.com)

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