

Property ID P4030

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



26241 Patra, 1535983 1535983

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Residential building
<b>Postcode</b>	26241
<b>City</b>	Patra
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 496 m <sup>2</sup>
<b>Usable area</b>	approx. 496 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	2
<b>Plot size</b>	approx. 500 m <sup>2</sup>
<b>Number of sep. toilets</b>	1
<b>Purchase price</b>	650.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	1994
<b>Condition</b>	Sehr gut
<b>Combustion</b>	Oil
<b>Heating type</b>	Autonomous 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>	4
<b>Town</b>	8
<b>Airport</b>	250 km

### Location

Patras, the third largest city in Greece, is picturesquely situated on the Gulf of Patras and offers a perfect combination of urban life, cultural heritage and close proximity to nature. The city is an important economic and cultural center in the west of the country and combines history with modernity in a unique way.

The property on offer is in a prime location, just a few minutes from the city center. Shopping facilities, cozy cafés, traditional taverns and modern restaurants are within easy walking distance or a few minutes' drive away. The proximity to universities, schools, clinics and all municipal facilities makes this location particularly attractive - for families as well as for professionals or investors.

A particular highlight is the excellent transport links: The port of Patras offers regular ferry connections to Italy and the Ionian Islands, while the connection to the national

road network provides quick links to Athens, Corinth or Pyrgos. The new highway ring road also significantly improves accessibility.

Patras is also known for its carnival, the Apollo Theater, the archaeological museum and the impressive Rio-Antirrio bridge - one of the longest cable-stayed bridges in Europe - which connects the mainland with central Greece.

Whether as a permanent residence, vacation home or investment property, this location offers urban flair in direct proximity to the sea, cultural diversity and a liveable environment with high recreational value.

## **Property description**

Imagine a building that is not just a structure made of stone and concrete. It is an architectural statement. A place filled with light, air and a view that takes your breath away. Welcome to Karya, a bright, airy property that speaks for itself with its presence. As soon as you arrive, the outdoor area will capture your heart. Spacious, well-kept, practical and inviting. A barbecue in the corner, nature spreads generously around you.

Your gaze wanders from the green mountains to the blue of the Gulf of Patras and a little further, to the city that stretches out like a painting in the distance. At this moment you realize that you are not just viewing a property - you have come to discover potential.

The first floor welcomes you with a 146 square meter space in an unfinished state. A blank canvas waiting to be designed according to your needs - be it as a living space or a commercial space. As you reach the two upper floors, your eyes are drawn to the expansive verandas that seem to float above the landscape.

Each apartment spans 120 square meters with open, sun-drenched spaces that breathe freedom. Hospitality is not just present here - it has been deliberately designed. Living rooms that flow into modern kitchens, three comfortable bedrooms in each apartment, a bathroom, additional WC, storage space and, of course, direct access to the outside from every room. Even the bedrooms offer their own little "balcony escape".

## **Equipment/Features**

The construction quality is not only visible - it is undeniable. Aluminum frames with double glazing, insect screens, autonomous oil heating, energy stove, air conditioning in all areas, video intercoms, alarm system, solar water heating, security doors and awnings. Everything has been considered and placed with comfort and functionality in mind. And of course, the building also includes a professional component. On the first floor there is a 55 square meter commercial space with WC - ideal for a showroom or an independent business. Two enclosed garages provide convenient space for your vehicles, with additional storage space on the same level.



Here in Karya, life takes on a new dimension. Whether you are looking for a permanent home, a vacation retreat or a mixed-use property with commercial potential, this building offers something essential: perspective.

## **Other data**

- Good view
- Sea view
- Fireplace
- Air conditioning
- Balcony
- storeroom
- Pets allowed
- Security door
- alarm system
- Solar water heating
- Double glazing
- awnings
- Interior staircases
- BBQ
- Trees
- Mountain view
- Panoramic view
- Access from the asphalt road
- Dual orientation
- Facade orientation
- Tiles

- Aluminum window frames
- Very good condition
- View of the natural landscape
- 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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