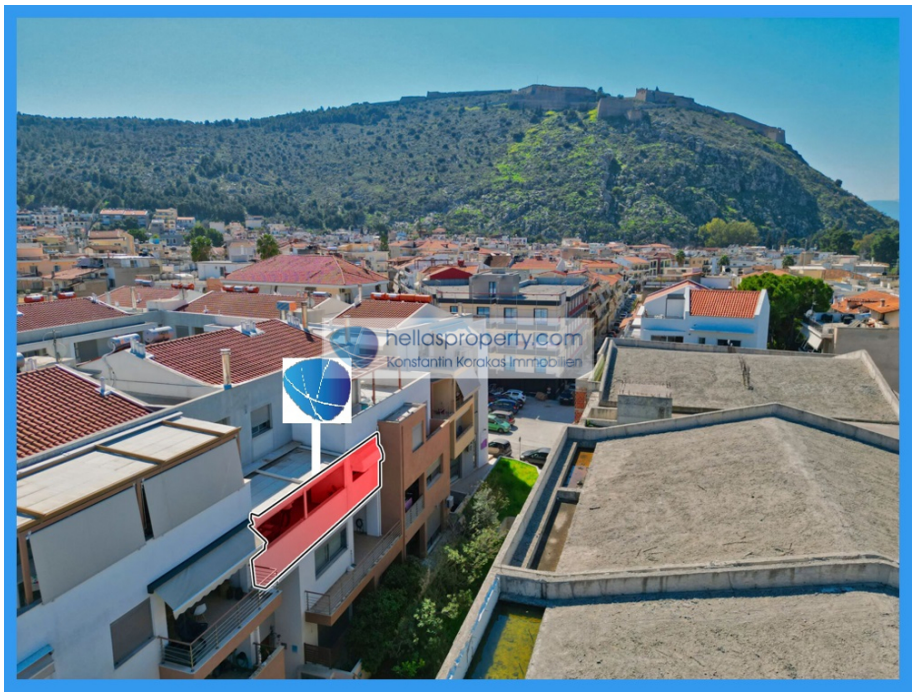
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Property ID P4085

Elegant and spacious apartment in the center of the charming town of Nafplio.



21100 Nafplio, 1494126 1494126

Unser Angebot

Type of property	Apartment
Kind of property	Flat
Postcode	21100
City	Nafplio
Country	Greece
Floor	2
Additional geographical information	Peloponnes
Living area	approx. 90 m^2
Usable area	approx. 90 m^2
Number of rooms	3
Number of bedrooms	2
Number of bathrooms	2
Purchase price	365.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2010
Condition	As good as new
Combustion	Gas
Heating type	Autonomous heating
Number of floors	1
Elevator	Lift
Parking spaces	1 Parking space in a parking garage
Balcony	Yes
Terrace	Yes
Beach	0,70
Town	0,15
Airport	165 km

Location

With direct access to the commercial center of the city of Nafplio and its services, the property is ideal as a permanent or vacation home.
The location of the apartment is excellent as it is close to schools, squares, public markets and supermarkets.

Moreover, it is only700 m. from the nearest beach of Arvanitia and 165 km. from the airport, making it an excellent choice for a short-term rental or investment.

Property description

Just a stone's throw from the heart of historic Nafplio, an elegant and spacious apartment with a total area of 90.63 m^2 is for sale, ideal for those who want to combine comfort with quality of life in one of Greece's most charming cities.

The apartment is part of a stylish and well-kept residence that is characterized by its architectural harmony and careful aesthetics.
Upon entering the apartment, we come across a spacious and bright living room with dining area, ideal for moments of relaxation, hospitality and family gatherings.
The separate kitchen is equally comfortable and functional with aluminum and glass from the Italian company STOZA, with countertops and sink in Corian in excellent condition, providing ergonomics and comfort in the daily preparation of meals.
The apartment has two airy and bright bedrooms with built-in wardrobes that provide privacy and comfort, as well as two fully functional bathrooms, one with a bathtub and the other with a shower, which fully meet the needs of a modern family.

The large openings and wrap-around balconies allow natural light to enter all rooms harmoniously, creating a feeling of warmth and spaciousness.

The two spacious balconies offer the ideal place for moments of peace and relaxation. The first balcony is equipped with electrically operated awnings that cover it on all sides, creating an additional relaxation area with special attention to privacy during the 9 months of the year.
There is also an electric awning on the second balcony, positioned to protect privacy.

This is an apartment that combines luxury with functionality, providing a warm, welcoming and quality environment for the family or couple looking to settle down in Nafplio.

Equipment/Features

-The residence has a security door, an alarm system, surveillance cameras in all areas of the apartment, autonomous oil heating, modern electric aluminum frames with fly screens that ensure high thermal insulation and security, a solar water heater for year-round water heating and a closed parking lot that facilitates the daily life of residents.

- Fireplace
- elevator
- Air conditioning
- Energy class category C
- Security door
- Alarm system
- Video intercom
- Solar water heater
- Double insulated glazing
- awnings
- bright and airy
- tiles
- Aluminum window frames
- Very good condition

Other data

In addition, the apartment is available fully furnished and equipped, exactly as shown in the photos, and offers a ready-to-move-in solution that requires no additional investment.

In addition, there is a separate storage room of approximately 12 m^2 where all the necessary tools, both electric and non-electric, are available, as well as ladders and 2 new bicycles, ideal for additional storage space or for functional use.

Its privileged location offers direct access to stores, restaurants, cafes and historical monuments, making it an ideal choice for both permanent residence and vacation.



Your contact person

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