

Property ID P4110

House under construction with natural stone façade in a single-family house complex in a suburb of Nafplio.



21100 Nafplio, Kolokotroni 1

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	21100
<b>City</b>	Nafplio
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 98,68 m <sup>2</sup>
<b>Usable area</b>	approx. 98,68 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Plot size</b>	approx. 1.650 m <sup>2</sup>
<b>Purchase price</b>	340.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<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>	2
<b>Cable Sat TV</b>	Yes
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	1,60
<b>Village</b>	3
<b>Town</b>	4,50
<b>Airport</b>	165 km

### Location

It is centrally located with easy access and in a safe neighborhood, making it ideal for both a permanent residence and a vacation home.

### Property description

In a suburb of Nafplio, in a quiet place with newly built houses in the area, of Nafplio a newly built three-storey stone detached house with a living area of 98.68 m<sup>2</sup>. is for sale.

The detached house has a plot of 1,650 m<sup>2</sup> for exclusive use with a 28 m<sup>2</sup> swimming pool and the construction has started in 2024.

The first level of the residence, the first floor, consists of an open kitchen-living area with fireplace, a bedroom and a toilet, from here we have direct access to the balcony covered with a pergola as well as to the swimming pool.

On the second level we find a comfortable bathroom and two bedrooms, one of which has a cozy balcony overlooking the city, the castle and the plain of Nafplio.

An internal staircase leads to the third level, where there is a single attic with an area of 15.88 m<sup>2</sup>, which has its own balcony.

It will be a high quality residence with all modern insulation and high energy efficiency standards.

It has aluminum frames with double thermal break windows, fly screens, solar water heater, fan-coil heat pump (cooling-heating) and security door. It is worth mentioning that the property is only 10 minutes away from Nafplio and the nearby beaches. Country house.

New construction has already started in 2024, will continue.

## **Equipment/Features**

- Good view
- Fireplace
- Air conditioning
- Internet access
- swimming pool
- Balcony
- garden
- Pets are allowed
- Security door
- Solar water heater
- Double insulated glazing
- Internal staircase
- Newly built
- Light and airy
- Under construction
- Tiles
- Aluminum window frames



**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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