

Property ID P4164

## Duplex apartment with fantastic sea views in Kato Diminio! Only 100 meters to the beach



20200 Kato Diminio, 1615828 1615828

## Unser Angebot

<b>Type of property</b>	Apartment
<b>Kind of property</b>	Duplex apartment
<b>Postcode</b>	20200
<b>City</b>	Kato Diminio
<b>Country</b>	Greece
<b>Floor</b>	2
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 83 m <sup>2</sup>
<b>Usable area</b>	approx. 83 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	1
<b>Plot size</b>	approx. 470 m <sup>2</sup>
<b>Number of sep. toilets</b>	1
<b>Purchase price</b>	185.000,00 €
<b>External commission</b>	4,76 % inkl. MwSt. vom Kaufpreis
<b>Condition</b>	Sehr gut
<b>Combustion</b>	Oil
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	2
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	2 Private parking spaces
<b>Balcony</b>	Yes
<b>Beach</b>	0,10
<b>Village</b>	0,10
<b>Town</b>	3
<b>Einkaufsmöglichkeit</b>	0,10 km
<b>Airport</b>	137 km

### Location

The location of the property is truly privileged: Just a stone's throw from the beach (100 meters) and at the same time in close proximity to local stores, a supermarket, restaurants, the village square as well as the weekly market. The nearest town is only 3 kilometers away and the airport is 137 kilometers away, making the house easily accessible from Athens.

The property is located in Diminio, a charming coastal village in the municipality of Sikyonas, Corinthia, on the north-eastern Peloponnese coast. Diminio impresses with its quiet and family-friendly atmosphere as well as its close proximity to the sea - just a few steps separate you from the beach promenade with its crystal-clear water and pleasant Mediterranean breeze.

The region is known for its natural surroundings, olive groves and well-kept neighborhoods, which are very popular with locals and holidaymakers alike. The combination of sea views, rural flair and good infrastructure makes Diminio an ideal location for those seeking relaxation and people looking for a permanent residence in a relaxed environment.

Despite the quiet location, the connections are excellent: nearby Kiato (approx. 3 km away) offers shopping facilities, weekly markets, pharmacies, schools and a train station with a direct connection to Athens. The Greek capital can be reached via the A8 highway in around 1.5 hours (approx. 120 km), while Athens International Airport is around 137 km away.

## **Property description**

This bright and sun-drenched maisonette with a living area of 83 m<sup>2</sup> was built in 2007 and is located in the municipality of Sikyonas in Corinthia, more precisely in the popular coastal town of Kato Diminio - just a few steps from the sea. It extends over the upper two floors (2nd and 3rd floor) of a well-kept building and is ideal both as a vacation home and as a permanent residence.

The property sits on a 470 m<sup>2</sup> plot and has two bedrooms, two bathrooms, an open-plan living and dining room with kitchen and an internal staircase connecting the two levels.

Heating is provided by an autonomous oil heating system and there is also a boiler for hot water. The windows are made of aluminum with double glazing and integrated insect screens, which further increases living comfort. The floors are fitted with high-quality ceramic tiles and the energy efficiency class is category D.

Other features include a storage room, a closed parking space, a security door and awnings. Thanks to its north-eastern orientation, the maisonette offers an unobstructed, unobstructed view and pleasant light conditions at any time of day.

The quiet neighborhood invites you to relax, while the walking distance to the beach, the village square, public transport, supermarkets and taverns makes everyday life comfortable.

Anyone looking for a maisonette close to the sea, in a region that combines tranquillity, natural beauty and suitability for everyday use, will find this property in Kato Diminio an excellent opportunity - both for owner-occupation and as a high-yield investment with solid construction quality.



## **Other data**

- Fireplace
- Balcony
- storeroom
- Security door
- Boiler
- Double glazing
- Awnings
- Interior staircases
- Suitable as a vacation home
- Access via asphalted road
- Location on the street front (street facade)
- Tiled floors
- Aluminum window frames
- Excellent condition
- Urban view (urban landscape)



**Your contact person**

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