

Property ID P4175

Unique detached house in an excellent location with panoramic views of Palamidi Castle!



21100 Nafplio, Kolokotroni 1

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	21100
City	Nafplio
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 285 m ²
Usable area	approx. 285 m ²
Number of rooms	5
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 4.791 m ²
Number of sep. toilets	1
Purchase price	420.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2005
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	4 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	1
Town	4
Krankenhaus	4 km
Airport	155 km

Location

In a beautiful location on the Argolic Gulf, this detached house is situated 1 km from the beach and 2 km from the town of Nafplio with good surrounding infrastructure.

Property description

In a quiet and privileged location, just 2 kilometers from the historic center of Nafplio, this unique, three-storey, detached house with a total area of 285 m² is for sale on a private plot of 5,000 m².

The location offers complete privacy and unobstructed panoramic views of the castle of Palamidi and the Argolic Gulf. This makes it ideal for permanent and vacation use.

The 95 m² first floor is completely self-contained and is currently in the plastering phase so that the new owner can design it according to his personal needs and wishes.

The second floor, also measuring 95 m², houses two spacious and bright bedrooms with fitted wardrobes and access to terraces, a large master bedroom with en-suite bathroom, another bathroom and a wrap-around terrace with stunning views of the natural landscape.

On the second and upper level there is an impressive living room with high ceiling and fireplace, an elegant dining room, a large oak kitchen, a guest toilet and an impressive west-facing terrace from which you can enjoy the magnificent sunset over the city every day.

The outdoor area is flat, completely fenced and carefully landscaped and includes 120 trees - 90 of which are orange trees and 30 olive trees - as well as ample space for parking vehicles.

Equipment/Features

- Beautiful view
- Panoramic view
- garden
- storeroom
- Pets allowed
- Security door
- Interior staircase
- Cottage
- Access via paved road
- Double orientation
- Facade orientation
- Wooden floors
- Aluminum windows
- Very good condition

Other data

When building the house, particular emphasis was placed on the quality of the materials: Oak floors, exposed wooden roof, built-in cupboards and doors made of oak, aluminum frames with double glazing and fly screens, solar water heater and space for the installation of an elevator cabin.



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

Email: info@hellasproperty.com

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.