

Property ID P4213

New build: Elegant and unique detached villa in a sought-after location in Patras with sea views!



26500 Vila Petroto - Akhaia, 1624729 1624729

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	26500
City	Vila Petroto - Akhaia
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 399 m ²
Usable area	approx. 399 m ²
Number of rooms	14
Number of bedrooms	6
Number of bathrooms	4
Plot size	approx. 5.000 m ²
Purchase price	320.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2025
Condition	New construction
Combustion	Wind / Water heat pump
Heating type	Autonomous heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	5 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	3,50
Village	0,50
Town	8
Krankenhaus	8 km
Airport	240 km

Location

A residence that combines privacy, luxury and unique views in one of the most peaceful and natural locations in Achaia.

Property description

A unique house in one of the most sought-after locations of Patras, in Petroto, very close to the historic estate of Achaia Claus.

Here nature meets modern architecture on a private plot of 2 hectares full of olive trees and unobstructed views of the Gulf of Patras.



The property with a total living area of 399 m² is spread over three levels and is in the final stages of completion.

It offers the new owner the opportunity to design it according to his own needs and aesthetics.

Even on the first floor, the large, open rooms and the direct connection to the garden create a comfortable and practical everyday environment.

On this level there are two bedrooms, a bathroom, a living room and a large kitchen as well as utility rooms - such as a cellar, boiler room, storage rooms and a laundry room with integrated laundry dispenser from the upper floors.

The experience changes on the second floor. The heart of the floor is the spacious, open-plan living and kitchen area, which opens onto an impressive terrace with uninterrupted views of Patras harbor and the vast blue of the bay.

This space is ideal for moments of relaxation or socializing.

There is also an office, a bathroom and a room that can be used as a guest room, gym or additional bedroom.

The second floor is designed as a retreat area.

It comprises an impressive master bedroom with dressing room and a high-quality en-suite bathroom with bathtub and double shower.

Two further bedrooms with a shared bathroom complete the upper floor. The connection to the lower floor is via a modern interior balcony with a glass roof, which floods the room with natural light and offers unobstructed views of the landscape and the sky.

Equipment/Features

- The house has an already installed infrastructure for underfloor heating, interior vacuum cleaner, interior elevator and alarm system.
- The electrical and plumbing installations were carried out to high quality standards.
- There is a permit for a 10 x 12 meter swimming pool.
- There is also a landscaped barbecue area with storage rooms and bathrooms.

- Beautiful views
- Sea view
- Fireplace
- elevator
- balcony
- garden
- fence
- storeroom
- Pets allowed
- alarm system

- playroom
- Double insulated glazing
- Interior staircase
- trees
- Mountain view
- Panoramic view
- Asphalt driveway
- Bright
- Facade
- Incomplete
- Tiles
- Aluminum frame
- View of the countryside
- Covered veranda

Other data

Construction is 80% complete, allowing the buyer to choose interior materials such as flooring, cabinets, framing, doors and landscape elements of the neighborhood.

Ideal for those looking for a modern home with high standards while adding their own personal touch.



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.