

Property ID P4302

Prestigious villa with pool on a hill with breathtaking views in an exquisite location in Nafplio.



21100 Nafplio, 1776128 1776128

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	21100
City	Nafplio
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 471 m ²
Usable area	approx. 471 m ²
Number of rooms	8
Number of bedrooms	4
Number of bathrooms	5
Plot size	approx. 14.360 m ²
Purchase price	1.550.000,00 €
External commission	3,57 % inkl. MwSt. vom Kaufpreis
Year of construction	2002
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	4 Private parking spaces
Terrace	Yes
Beach	4,80
Village	1,50
Town	4
Einkaufsmöglichkeit	1,50 km
Gastronomy	1,50 km
Airport	140 km

Location

It is worth mentioning that the property offers easy access to the center of the city of Nafplio and to the beaches of the area.

Property description

One of the magical elements in the design of a residence is the harmony between the large courtyards and the interior design, which the owners have realized with their vision of living in a sophisticated residence whose layout combines old glamour with a modern aesthetic approach.

The villa is located on an area of approximately 14,000 m² in Nafplio with panoramic views and offers the necessary privacy.

The total area of the building is 471 square meters and is divided into 4 different buildings.

It was completely renovated in 2020 and there is also a study and technical report approved by the Ministry of Tourism for the construction of a hotel complex consisting of 15 independent first floor buildings including the existing first floor building with basement.

The main house is located in the most ideal part of the plot, spread over 2 levels, has a separate kitchen area, a high living area with oak ceiling, 3 very large master bedrooms, one of them with a fireplace and one with its own dressing room.

On the lower level of the residence there is a second living room, an area with jacuzzi and utility rooms and even a separate room for the oil boiler.

At one point near the residence, luxury is combined with relaxation, as there is a 60 m² swimming pool with beautiful views and a covered area of 88 m², which can be converted into a winter residence with very large openings and has a luxurious kitchen, a large bathroom, a living area and a fitness area. At a distance of 60 meters from the residence, there is a renovated guest house of 43 m² with similar architecture, which has a bedroom, a central bathroom and a living room with kitchen.

Equipment/Features

- Fireplace
- Air conditioning
- Internet access
- Swimming pool
- garden
- storeroom
- Pets allowed
- Security door
- alarm system
- Video intercom system
- Double glazing
- Interior staircase
- Safe-Strong box
- trees
- Automatic irrigation
- Lawn
- Vacation home
- View of the mountains
- Access via asphalt road
- Dual aspect orientation
- Tiles



- Aluminum window frames
- Excellent condition

Other data

Worth mentioning, there is an independent building of 67 m² used as a storage and laboratory building (room with high ceilings and sufficient natural light), where a drinking water treatment pump and a generator have been installed. The property is fenced and has thoughtful interventions such as stone paths, green trees, lawns, beautiful lighting and automatic irrigation systems.

For the security of this residence and the grounds, there is a modern video surveillance system. It is also connected to the biological sewage network of Nafplio



Your contact person

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