

Property ID P4326

**Reserved! Unique penthouse apartment,  
large roof terrace, directly by the sea in  
Loutraki and panoramic sea views!**



20300 Loutraki-Perachora, 1774499 1774499

## Unser Angebot

<b>Type of property</b>	Apartment
<b>Kind of property</b>	Condo
<b>Postcode</b>	20300
<b>City</b>	Loutraki-Perachora
<b>Country</b>	Greece
<b>Floor</b>	6
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 25,31 m <sup>2</sup>
<b>Usable area</b>	approx. 25,31 m <sup>2</sup>
<b>Number of rooms</b>	2
<b>Number of bedrooms</b>	1
<b>Number of bathrooms</b>	1
<b>Purchase price</b>	250.000,00 €
<b>External commission</b>	4,17 % vom Kaufpreis inkl. MwSt.
<b>Year of construction</b>	1977
<b>Condition</b>	Renovated
<b>Latest renovation</b>	2022
<b>Combustion</b>	Electric
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	1
<b>Elevator</b>	Lift
<b>Cable Sat TV</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	0,01
<b>Town</b>	0,50
<b>Airport</b>	109 km
<b>Pets</b>	Yes

### Location

This bright, sun-drenched, north-west facing corner property is situated on a 310 m<sup>2</sup> plot and is ideally located close to all major amenities: S-Bahn (500 m), schools, supermarkets, town square, market, restaurants, church and only 109 km from Athens International Airport.

The location is one of the most beautiful and microclimate praised spots in Greece.

Very good direct access and an idyllic and well-kept location.

Temperatures are never below 12 degrees Celsius, even in the depths of winter.



## Property description

Exclusive

Sea front

Unique penthouse apartment (25.31 m<sup>2</sup>) directly by the sea in Loutraki - with 12 m<sup>2</sup> covered space, electric pergola and exclusive 70 m<sup>2</sup> roof terrace.

In the most attractive and commercial location of Loutraki, right by the sea and only 10 meters from the shore, this exclusive and completely renovated 6th floor penthouse is for sale.

With a total living area of 25.31 m<sup>2</sup>, this apartment offers a unique living experience and excellent investment potential.

The property was completely renovated in 2022 and is being sold fully furnished and equipped with electrical appliances. It is ready for immediate occupancy - either as a luxury vacation residence or as a high-yield Airbnb investment.

It has one bedroom, one bathroom, an open plan kitchen and living room with high quality wood and tiled floors, autonomous electric heating, air conditioning, solar water heater and aluminum frames with double glazing.

A special feature is the automatic electric pergola for shade and shelter and modern glass covers that create an additional 12 m<sup>2</sup> of outdoor living space.

This area makes a wonderful year-round cozy lounge with panoramic sea views.

What really sets this property apart is the exclusive use of a 70 m<sup>2</sup> roof terrace, offering complete privacy and uninterrupted views of the endless blue.

A rare opportunity to create your own roof garden, outdoor lounge or entertaining area in an unrivaled setting.

## Equipment/Features

- Sea view
- elevator
- air conditioning
- balcony
- Furnished
- Security door
- Alarm system
- Solar system
- Penthouse
- Double glazing
- marquees
- Corner location



- Vacation home
- Panoramic view
- Facade orientation
- Parquet floor
- tiles
- Aluminum windows
- Excellent condition
- Covered terraces

#### Nearby:

Bus stop

hotel

Kiosk

stores

cab

Beach

Church

Bank

Cash machine

Pharmacy

school

Petrol station

Restaurant

Supermarket

Square

stadium

Parking lot

#### **Other data**

Thanks to its unbeatable location and exceptional facilities, the apartment offers great potential for short-term rental income via platforms such as Airbnb, while also being extremely attractive for owner-occupation - especially for those seeking a privileged, daily connection to the sea in a home that literally "touches" the water.

This is a truly unique property, rare in today's market, combining luxury, location, modern technology and unobstructed sea views - a prime investment opportunity with strong character and long-term value.



**Your contact person**

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