

Property ID P4339

Beautiful detached house in a unique location with unobstructed sea views and pool in Porto Cheli.



21061 Porto Cheli - Kranidi, 1509783 1509783

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	21061
<b>City</b>	Porto Cheli - Kranidi
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 286 m <sup>2</sup>
<b>Usable area</b>	approx. 286 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	3
<b>Plot size</b>	approx. 8.000 m <sup>2</sup>
<b>Purchase price</b>	520.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2004
<b>Condition</b>	Sehr gut
<b>Combustion</b>	Oil
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	3
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	6 Private parking spaces
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	1
<b>Village</b>	3,50
<b>Town</b>	7
<b>Einkaufsmöglichkeit</b>	3,50 km
<b>Gastronomy</b>	3,50 km
<b>Krankenhaus</b>	7 km
<b>Airport</b>	200 km
<b>Pets</b>	Yes

### Location

The location is only 1,300 meters from the stunning beaches of the region, 1.5 kilometers from the cosmopolitan Porto Heli, 15 kilometers from the new professional level golf course under construction and 200 kilometers from Athens International Airport.

At the same time, it offers easy access to the beautiful islands of Spetses and Hydra, making your stay even more enjoyable and special.



Energy class: C

Distance to the sea: 1 km

Distance to the town: 7 km

Distance to the village: 3.5 km

Distance to the airport: 200 km

Distance to the port: 3.5 km

## Property description

In one of the most beautiful locations in the region, with unobstructed views of the sea and the green hills, this detached house with 286.86 m<sup>2</sup> of living space is for sale on a fenced and beautifully landscaped plot of 8,071 m<sup>2</sup>.

The house is spread over three levels:

The main entrance is on the middle level (110.96 m<sup>2</sup>). It consists of a separate apartment with open plan living-dining-kitchen area, pantry and storage room, internal storeroom and a master bedroom with large bathroom.

From this level we have access to a cozy terrace that is practically connected to the patio and pool area.

On the second floor there is a separate apartment with 66.20 m<sup>2</sup> of living space. It has an open plan living-dining-kitchen area and a master bedroom.

From this level there is access to a 50 m<sup>2</sup> terrace, which is covered by a pergola and offers unobstructed views to the south, west and north.

The lower level consists of a single 110 m<sup>2</sup> room with a high ceiling and access via a ramp, which can be used as a garage, boiler room and storage room.

In addition, there is a second storage room of approximately 30 m<sup>2</sup>. Access to the property is via a municipal asphalt road.

The surrounding area is fully landscaped and has paved paths and stone walls. An eye-catching feature is the large swimming pool, around which a recreation area and a covered barbecue area have been created.

The house is supplied with water from a private borehole.

The residence is located in a highly aesthetic area where top class tourist investments are being developed, offering additional prestige, luxury and services that enhance the overall accommodation experience.



## Equipment/Features

- Sea view
- Swimming pool
- balcony
- garden
- storeroom
- Pets allowed
- swimming pool
- Double glazing
- Interior staircase
- barbecue
- trees
- Vacation home
- Mountain view
- Access via asphalt road
- Double orientation
- Facade orientation
- Tiles
- Aluminum windows
- Good condition

## Other data

This unique property combines luxury, privacy and high aesthetics, making it the ideal choice for both permanent residence and vacation use.



**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](http://www.hellasproperty.com)

Email: [info@hellasproperty.com](mailto: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.