Konstantin Korakas Immobilien

immotip24.de
Konstantin Korakas Immobilien

hellasproperty.com
Konstantin Korakas Immobilien

Property ID P4348

# High-quality newly built villa with pool, sea view and view of the castle of ancient Corinth.




**20003 Korinthos - Korinthia, 1516543 1518543**

Konstantin Korakas Immobilien

# Unser Angebot

| | |
|---|---|
| **Type of property** | House |
| **Kind of property** | Villa |
| **Postcode** | 20003 |
| **City** | Korinthos - Korinthia |
| **Country** | Greece |
| **Additional geographical information** | Peloponnes |
| **Living area** | approx. 200 $m^2$ |
| **Usable area** | approx. 200 $m^2$ |
| **Number of rooms** | 5 |
| **Number of bedrooms** | 4 |
| **Number of bathrooms** | 4 |
| **Plot size** | approx. 2.000 $m^2$ |
| **Purchase price** | 1.150.000,00 € |
| **External commission** | 3,57% (including VAT) of the purchase price |
| **Year of construction** | 2022 |
| **Condition** | New construction |
| **Combustion** | Wind / Water heat pump |
| **Heating type** | Autonomous heating |
| **Number of floors** | 3 |
| **Elevator** | No lift |
| **Cable Sat TV** | Yes |
| **Parking spaces** | 3 Garages |
| **Balcony** | Yes |
| **Terrace** | Yes |
| **Beach** | 0,30 |
| **Town** | 2 |
| **Airport** | 100 km |
| **Available from (text)** | Immediately |
| **Pets** | No |

**Location**

ROAD DISTANCES OF THE CITIES
- Kinetta - Athens (center): 55 kilometers / 44’
- Kinetta - Corinth: 25 kilometers / 20’
- Kinetta - Piraeus (port): 56 kilometers / 44’
- Kinetta - Patras (port): 151 kilometers / 1 hour & 38’

Why you should choose this area: Corinth combines historical heritage with modern amenities and offers a high quality of life.

The area is just one hour from Athens International Airport and close to popular destinations such as Nafplio, Epidaurus and the famous beaches of Loutraki. This makes it ideal as a permanent residence or luxury vacation home.

**Property description**

Luxurious residence with unobstructed sea views and views of the castle of ancient Corinth. On a unique plot of 2,000 $m^2$, ideally located just a few minutes from the Open Mall Mare West shopping center, the ancient harbor beach and the city center,

For sale is this luxurious residence with 300 $m^2$ of living space, spread over three levels (basement - first floor - upper floor). The privileged location offers unobstructed, impressive views of the sea and the historic castle of ancient Corinth, creating a unique atmosphere of relaxation and luxury.

The house is characterized by its excellent energy efficiency (A+) as it is equipped with a modern 17 kW photovoltaic system that operates with high efficiency.
It has a 10 cm thick German ”STO” thermal facade, self-cleaning and high-quality energy-efficient window frames from Schüco, which ensure comfort and economy.

In addition, it has a 45 $m^2$ ecological salt pool, an outdoor shower, a barbecue (unfinished), Carrier heat pumps and a modern continuous air renewal system.
The interior of the house combines functionality and aesthetics with a master bedroom with en-suite bathroom, dressing room, mini kitchen, mini living room and private terrace, as well as two children’s bedrooms.

The basement serves as a fully equipped guest house with a separate entrance, which already generates rental income.
The residence has a total of 4 bathrooms with modern sanitary facilities, three kitchens (the main kitchen in solid wood), a small gym, a 3-stop elevator and Fun Coil heating and cooling systems with concealed ceiling units.

The exterior is equally impressive, with a garden of rare plants, an automatic irrigation system, architectural lighting and automatic security lighting.

**Equipment/Features**

- Beautiful view
– Sea view
– Fireplace
– Elevator
– Air conditioning
– Energy class A
– Internet
– Swimming pool

– balcony
– Garden
– Underfloor heating
– storage room
– Pets allowed
– security door
– alarm system
– video intercom system
– playroom
– Double glazing
– Interior staircase
– barbecue
– trees
– Lawn
– New construction
– Country house
– Mountain view
– Bright
– Facade
– Tiles
– Aluminum window frames
– Freshly painted
– heat pump

**Other data**

The private well and the two water tanks for exclusive irrigation contribute significantly to the conservation of resources.

In addition, the house has three garages with a total capacity of six cars and an internal storage room. The house is offered fully furnished with furniture from leading Italian brands and low-consumption electrical appliances from Miele & NEFF.

It has only been lived in for 2 years and is in immaculate condition and ready to offer a unique living experience to discerning buyers seeking luxury, quality and comfort in a unique and privileged environment.



**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.