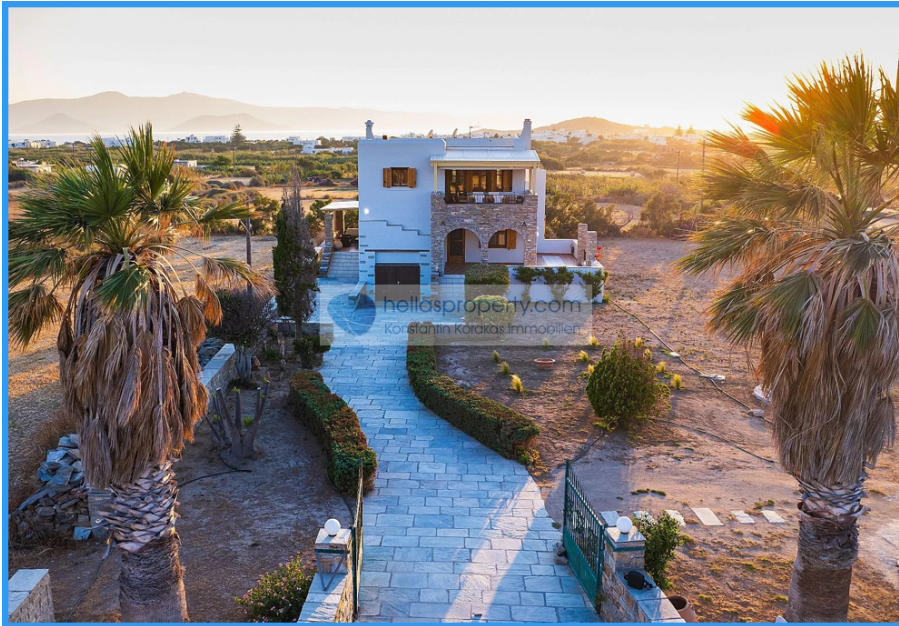


Property ID I4381

## Villa with traditional Cycladic character and sea views on the cosmopolitan island of Naxos!



84300 Naxos, Kykladen, P-118 P-118

## Unser Angebot

|                                            |                                             |
|--------------------------------------------|---------------------------------------------|
| <b>Type of property</b>                    | House                                       |
| <b>Kind of property</b>                    | Villa                                       |
| <b>Postcode</b>                            | 84300                                       |
| <b>City</b>                                | Naxos, Kykladen                             |
| <b>Country</b>                             | Greece                                      |
| <b>Floor</b>                               | 3                                           |
| <b>Additional geographical information</b> | Ägäis und Kykladen                          |
| <b>Living area</b>                         | approx. 188 m <sup>2</sup>                  |
| <b>Usable area</b>                         | approx. 188 m <sup>2</sup>                  |
| <b>Number of rooms</b>                     | 5                                           |
| <b>Number of bedrooms</b>                  | 4                                           |
| <b>Number of bathrooms</b>                 | 2                                           |
| <b>Plot size</b>                           | approx. 1.000 m <sup>2</sup>                |
| <b>Number of sep. toilets</b>              | 1                                           |
| <b>Purchase price</b>                      | 790.000,00 €                                |
| <b>External commission</b>                 | 3,57% (including VAT) of the purchase price |
| <b>Year of construction</b>                | 2005                                        |
| <b>Condition</b>                           | Sehr gut                                    |
| <b>Combustion</b>                          | Oil                                         |
| <b>Heating type</b>                        | Autonomous heating                          |
| <b>Number of floors</b>                    | 3                                           |
| <b>Elevator</b>                            | No lift                                     |
| <b>Parking spaces</b>                      | 3 Private parking spaces                    |
| <b>Balcony</b>                             | Yes                                         |
| <b>Terrace</b>                             | Yes                                         |
| <b>Beach</b>                               | 0,80                                        |

### Location

Distance to the sea: 5 minutes on foot (Agios Prokopios-Agia Anna-Plaka) and 1 minute by car (approx. 800 meters).

### Property description

Luxury villa (188 m<sup>2</sup>) for sale on a 1,000 m<sup>2</sup> plot, built in 2005, with sea views and 800 m from the sea.

Traditional Cycladic construction, three-storey, consisting of four bedrooms (three on the first floor and one in the basement with windows and lighting), eat-in kitchen, two bathrooms (one on the first floor, one in the basement) and a WC on the 1st floor. Oil heating, air conditioning and two solar water heaters are available.



Large and comfortable outdoor area with trees and lawns, convenient parking and the possibility of building a swimming pool.

## Equipment/Features

- Condition: Painted, Furnished
  - Use: Holiday home, Capital investment, Commercially usable, Tourist rental
  - Additional: Luxury
  - Facilities:
  - Distance to the sea (m): 800
  - Storeroom
  - terrace
  - Corner
  - Airy
  - Satellite dish
  - Plot area: 1000 m<sup>2</sup>
  - Interior staircase
  - Solar water heater
  - View
  - Pets welcome
  - Private garden
- Air conditioning
- Window frames: Wood - plastic
  - Security door
  - Orientation: Southeast
  - Access: Asphalt
  - Facade
  - fly screen
  - Chimney
  - Glazing: Double glazing
  - Flooring: Tiles
  - Light

## Other data

The property is suitable as a country residence, but also as an investment property in cosmopolitan Naxos in the Cyclades of the Aegean.



**Your contact person**

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