Property ID I4389

Impressive three-storey villa with breathtaking panoramic views of the Ionian Sea!



46030 Arillas-Perdika, P-951 P-951

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	46030
City	Arillas-Perdika
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 376 m^2
Usable area	approx. 376 m^2
Number of rooms	8
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 500 m^2
Purchase price	950.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2008
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	2 Garages
Balcony	Yes
Terrace	Yes
Beach	0,30
Town	15

Location

Perdika is located in the western foothills of the Parga Mountains, about 15 km south of Igoumenitsa, at an altitude of 230 m.
Swim in the crystal blue waters of the Ionian Sea on the beaches of Perdika.
World-famous beaches of indescribable beauty such as Karavostasi and Agia Paraskevi.

Property description

Three-storey villa with sea views in Arillas Perdika
with approx. 376 m^2 living/usable space on a 500 m^2 plot with unobstructed views of the Ionian Sea, Corfu, Paxos-Antipaxos and Mount Perdika in the background for sale.

The property offers 360 degree views and is situated on a corner plot with three surrounding streets.

The property is spread over three levels: First floor 128 m^2, 1st floor 85.50 m^2, 2nd floor 76.50 m^2, top floor 85.50 m^2 with large verandas 90 m^2 and closed garage 40 m^2.

It has three bedrooms (1 master bedroom), three bathrooms, two kitchens, two living rooms and a parking space (1 in an enclosed area). The building was built in 2008.

Includes:
- Foundation earthing.
- Pre-installation for photovoltaic and wind turbines.
- Pre-installation of a central vacuum cleaner system.
- Pre-installed surveillance system with 20 cameras.
- Pre-installation for a call center.
- Internet connections in all rooms and all areas on all levels.
- Satellite TV connections in all rooms and in the living room.
- Telephone connections in all rooms and in the living room.
- Security lights in all areas (permanently installed).
- Rechargeable, portable security lights with recessed mounting.
- 5 DAIKIN air conditioning units in all areas with integrated installation.
- Room for computer room - Room for fitness room - Room for office.
- 2 storage rooms.
- Closed garage for 2 cars.
- Stone clad walls, tiled floors.
- Pre-installed system for a central computer to control the cameras, sound system and projector on the porch.
- Traditional fireplace in the main living room.
- Open views from all levels, all floors, front to the sea and rear to Perdika.
- 300 liter boiler.
- Space available for a large swimming pool.
- Possibility for further 180 m^2 development available. This statement is made by the owner; we cannot accept any liability for this.

Equipment/Features

- Distance from the sea (m): 300
- Condition : Painted, Furnished
- Use : Holiday home, Capital investment, Commercial use, Tourist rental
- Additional : Luxury

Facilities :
- Sea view
- Playroom
- storeroom
- terrace

- Corner
- Airy
- Balcony area: 90 m^2
- Plot area: 500 m^2
- Interior staircase
- View
- Private garden
- Air conditioning
- Frame: Aluminum
- Security door
- Orientation: Southwest
- Access: Asphalt
- Facade
- Fly screen
- attic
- Chimney
- Glazing: Double glazing
- Flooring: Tiles
- Light

Other data

Unique property with breathtaking views of the entire Ionian Sea. Recommended as a permanent vacation home, but also as an investment property in Arillas Perdikas.



Your contact person

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