Property ID P4414

Spacious, charming villa in one of the most privileged locations in Salamina, right on the beach!



18900 Salamina- Piraias, 1810897 1810897

Unser Angebot

Type of property	House
Kind of property	Housing complex
Postcode	18900
City	Salamina- Piraias
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 370 m^2
Usable area	approx. 370 m^2
Number of rooms	6
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 1.107 m^2
Purchase price	495.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2002
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	2
Parking spaces	4 Garages
Balcony	Yes
Terrace	Yes
Beach	0,02
Village	2,50
Town	35
Einkaufsmöglichkeit	2,50 km
Gastronomy	2,50 km
Krankenhaus	35 km
Airport	65 km
Pets	Yes

Location

The distance from the port of Salamina to Piraeus is only 7 km, from Athens 35 km and from Athens International Airport ”Eleftherios Venizelos” 65 km.

Distances:
-> Sea - 20 m
-> Airport - 65 km

Property description

For sale is a detached house in first sea line in one of the most privileged locations of Salamina, directly on a golden sandy beach with unobstructed views of the endless blue sea.

The 370 m^2 property combines comfort, solid construction and potential for expansion. As soon as you enter the courtyard, you immediately realize the size and possibilities of the 1,107 m^2 plot.

The main house extends over an elevated first floor of 160 m^2, whose large openings flood the interior with natural light and perfectly frame the view of the sea.

The spacious reception area has an energy fireplace and direct access to the surrounding verandas that surround the house and offer panoramic views.
The kitchen is ergonomically designed, while the three bedrooms and three bathrooms fully meet the needs of a family.

In the basement, with a total area of 130 m^2, there is an unfinished space - a blank canvas that can be converted into an independent apartment, thus offering autonomy to guests or rental. Additionally, there is a separate 30 m^2 studio-storage and a 10 m^2 boiler room.
A covered 42 m^2 garage completes the practical features of the property.

The residence is equipped with an energy fireplace, also in the basement, air conditioning in all rooms, high-quality ETEM aluminum frames, a triple energy solar water heater and a reinforced construction of premium concrete for maximum earthquake protection.

Within the fenced courtyard there is the possibility of building a swimming pool.

Equipment/Features

- Sea view
- Internet access
- balcony
- garden
- storeroom
- Pets allowed
- Fenced garden
- Furnished
- Pets allowed
- Security door
- Alarm system
- Solar water heater
- boiler

- Double bed
- Glazing
- Tents
- barbecue
- Lawn
- Corner location
- Vacation home
- Panoramic view
- Access via asphalt road
- Double-sided orientation
- Facade orientation
- Tiles
- Aluminum window frames
- Excellent condition
- Covered terraces

Other data

With an additional building capacity of 280 m^2, the property can be further extended and adapted to the needs of the new owner.

It is suitable both as a permanent residence and as a luxurious vacation home and offers a rare opportunity to live in a prime location directly by the sea. Vacation residence.



Your contact person

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