

Property ID I4415

Magnificent 400 m² luxury villa with unrestricted sea views in top condition close to the sea in Syvota!



46100 Bella Vraka-Syvota, P-922 P-922

Unser Angebot

Type of property	House
Kind of property	Business premises with living accomodation
Postcode	46100
City	Bella Vraka-Syvota
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 400 m ²
Usable area	approx. 400 m ²
Total area	approx. 400 m ²
Number of rooms	10
Number of bedrooms	7
Number of bathrooms	7
Plot size	approx. 4.010 m ²
Number of sep. toilets	1
Purchase price	3.250.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2007
Condition	Renovated
Combustion	Oil
Heating type	Central heating system
Number of floors	3
Cable Sat TV	Yes
Parking spaces	3 Parking spaces in a parking garage
Balcony	Yes
Terrace	Yes
Beach	0,15

Location

The location is excellent:

Just 150 meters from the famous Bella Vraka beach and very close to the cafes, restaurants and the port of Sivota, Thesprotia.

Property description

This luxury villa with 400 m² of living space is located in Bella Vraka Syvota on a 4,200 m² plot with uninterrupted sea views.

It extends over three levels and has:

2 separate entrances

7 bedrooms

7 bathrooms
1 WC
parking lot
Oil central heating
Air conditioning
Aluminum frame
Wooden floors and stairs
fireplace
Security doors

Each bedroom has an en-suite bathroom and a private balcony with sea views.
The villa consists of two independent first floor apartments. One has two bedrooms, an eat-in kitchen and two bathrooms, the other has one bedroom, an eat-in kitchen and a bathroom.

On the first floor there is a bedroom with en-suite bathroom, an eat-in kitchen, a WC, a fireplace, a storage room, spacious living areas and an office area with a bedroom and a bathroom.

On the 2nd floor there are two further bedrooms with en-suite bathrooms and balconies with sea views.

Outside there is a large swimming pool with lounge, a tennis court, a covered barbecue area with dining area, storage rooms and enclosed parking spaces.

Equipment/Features

Condition; Renovated, Painted, Furnished

Use: Country house, Capital investment, Suitable for commercial use, Tourist rental

Features: Luxurious

- Distance to the sea (m): 150
- Storeroom
- terrace
- Corner plot
- Airy
- Satellite dish
- Plot area: 4200 m²
- Interior staircase
- View
- Private garden
- Air conditioning
- Aluminum frame
- Swimming pool
- Security door
- Orientation: Southeast
- Access from: Asphalt
- Facade



- Fly screen
- attic
- Alarm system
- Awnings
- Fireplace
- Glazing: Double glazing
- Flooring: Wood
- Light

Other data

Recommended as a permanent summer residence, but also as an investment property.



Your contact person

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