Property ID P4450

Reserved! House in mint condition with granny apartment and well-kept garden in a privileged location in Nafplion.



21100 Nafplio, Filias 1

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	21100
City	Nafplio
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 258 m^2
Usable area	approx. 258 m^2
Number of rooms	5
Number of bedrooms	4
Number of bathrooms	3
Plot size	approx. 250 m^2
Purchase price	330.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2024
Condition	As good as new
Combustion	Oil
Heating type	Autonomous heating
Number of floors	3
Parking spaces	1 Parking space in a parking garage
Balcony	Yes
Terrace	Yes
Beach	3
Village	2,50
Town	3
Krankenhaus	3 km
Airport	165 km

Location

Agia Kyriaki, a suburb of Nafplio, offers peace, security and easy access to the commercial and tourist center of the city. The old town, Palamidi and the sea are just a few minutes away.

Property description

In a privileged location, just 3 km from the historic center and port of Nafplio, in the quiet and exclusive area of Agia Kyriaki, this independent upscale house with approx. 258 m^2 of living/usable space on three levels on a 250 m^2 plot with vertical ownership (a COA division in Greece) is for sale.

The property is characterized by its excellent design, the privacy and luxury of its spaces.

On the first floor there is a fully autonomous guest apartment with living room, kitchen, bedroom, bathroom with Jacuzzi and storage room, autonomous oil heating adjustable per level, air conditioners, internal elevator and automatically controlled central entrance.

With an internal elevator - a rare feature for a residence of this type - or via an internal staircase, we access the first floor with a spacious living room, modern kitchen, dining room, fireplace, toilet and storage room with access to light-flooded balconies.

Upstairs there are three bedrooms, each with its own balcony, a small kitchenette and a bathroom with jacuzzi, ideal for comfort and functionality.

The house has two entrances, a closed and a covered outdoor parking space, autonomous oil heating, adjustable per level, air conditioning, internal elevator and automatically controlled central entrance.

The surrounding area is landscaped with a parking corridor, a flowered garden and trees.

Equipment/Features

Beautiful view
Fireplace
Elevator
Energy class E
Air conditioning
balcony
garden
storeroom
Pets allowed
security door
Intercom system
Double glazing
interior staircase
trees
Automatic irrigation
Corner plot
Country house
Mountain view
Asphalt driveway
Bright
Tiles
Aluminum frame

Excellent condition
Country view

Other data

Jedes der Einfamilienhäuser erhalten eine Wärmepumpe mit Fan Coil, wärmeschaltbares Aluminium, außenliegende Wärmedämmung und Vorinstallation für Photovoltaik.

Die Arbeiten beginnen 2023 und werden in etwa vollumfänglich mit Schlüßelübergabe in spätestens 18 Monaten abgeschlossen sein.



Your contact person

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