

Property ID P4496

## Modern 3-storey detached house with high quality construction, just outside cosmopolitan Nafplio!



21100 Nafplio / , Anagnostou 7

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	21100
<b>City</b>	Nafplio /
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 140 m <sup>2</sup>
<b>Usable area</b>	approx. 140 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	3
<b>Plot size</b>	approx. 1.000 m <sup>2</sup>
<b>Purchase price</b>	520.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2025
<b>Condition</b>	New construction
<b>Combustion</b>	Wind / Water heat pump
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	3
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	1 Garage
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	5
<b>Village</b>	1
<b>Town</b>	5
<b>Einkaufsmöglichkeit</b>	1 km
<b>Gastronomy</b>	1 km
<b>Krankenhaus</b>	5 km
<b>Airport</b>	169 km
<b>Pets</b>	Yes

### Location

Lefkakia is a beautiful and up-and-coming area, just a few minutes from historic Nafplio, offering peace, privacy and easy access to all amenities.

Nafplio, one of the most charming cities in Greece, boasts a unique combination of culture, history and cosmopolitan flair.

Tolo, just 5 km away, offers beautiful beaches and a variety of restaurants, entertainment and water sports.



The detached house is just 1 km from the village center and 5 km from Nafplio, Tolo and the nearest beach.

## Property description

New build detached house (214 m<sup>2</sup>) in Lefkakia, Nafplio - Modern architecture & views. Just a few minutes from cosmopolitan Nafplio, in the quiet and up-and-coming neighborhood of Lefkakia, an impressive three-storey detached house with a total area of 214 m<sup>2</sup> is for sale on an exclusive plot of 1,000 m<sup>2</sup>.

The house impresses with its modern architecture with a harmonious combination of stone, concrete and glass and offers high aesthetics, plenty of natural light and high-quality construction. The 78 m<sup>2</sup> basement can be converted into an enclosed parking space or storage rooms.

The main floor (85 m<sup>2</sup>) comprises a bright living room with an energy-efficient fireplace, a dining room, a separate kitchen, a bedroom and a bathroom with direct access to the garden.

On the upper floor there is the master bedroom with en-suite bathroom and terrace with views, a second bedroom with balcony and another bathroom. The house has thermal insulation, aluminum frames with double insulated windows and insect screens.

windows and insect screens, self-sufficient heating and cooling per floor with heat pump and fan coil unit, a solar system for hot water, a security door and pre-installations for an alarm system and cameras.

The outdoor area will be landscaped with unobstructed views and north-east orientation. A swimming pool can be built at the buyer's request.

## Equipment/Features

- Beautiful view
- Fireplace
- Balcony
- Garden
- Storage room
- Security door
- solar water heater
- Boiler
- Double glazing
- interior staircase
- New construction
- attic
- country house
- Mountain view



- Bright
- Facade
- Brick
- Aluminum frame
- Access via country road

#### Nearby

- Church
- Hospital
- Square
- Shops for daily needs

#### **Other data**

This is an excellent offer for both permanent residence and vacation use, combining modern construction, comfort, privacy and a privileged location close to the sea and the city.



**Your contact person**

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