Konstantin Korakas Immobilien

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Property ID P4507

Imposing villa with well-kept grounds, pool, sea views, boat parking, additional development possible.



20004 Solyghia, 1969792

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Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	20004
City	Solyghia
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 421 m^2
Usable area	approx. 421 m^2
Number of rooms	8
Number of bedrooms	6
Number of bathrooms	5
Plot size	approx. 1.700 m^2
Number of sep. toilets	1
Purchase price	1.450.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2006
Condition	Well maintained
Combustion	Oil
Heating type	Central heating system
Number of floors	3
Cable Sat TV	Yes
Parking spaces	3 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,25
Town	13
Krankenhaus	13 km
Airport	142 km

Location

It is located in a quiet area with newly built residences, 13 km from Sofiko, 35 km from Epidaurus and 142 km from Athens and the airport. This is a rare opportunity to acquire a luxury residence of exceptional quality, ideal both for permanent living and investment on the magnificent coastline of the Saronic Gulf.

Property description

In the picturesque Korfos, Corinthia, one of the quietest and most authentic seaside villages of the Saronic Gulf, just 250 meters from the sea, an impressive three-storey high-end villa of exceptional aesthetics is available for sale. The main living areas

amount to 421.61 sq.m. and are complemented by 40 sq.m. of semi-outdoor spaces and five verandas with a total surface area of 49.63 sq.m.

The property is developed on two adjacent plots: the first, measuring 700 sq.m., hosts the residence, while the second, measuring 1,004 sq.m., accommodates the pool area and offers an additional building capacity of 400 sq.m. for the construction of an additional residence. Korfos, located approximately one and a half hours from Athens, is a popular destination for sailing and peaceful holidays, featuring natural anchorages, traditional fish taverns and crystal-clear waters elements that continuously strengthen demand for holiday homes and the potential of short-term rentals in the wider area.

The villa enjoys panoramic and unobstructed 180^{o} views of the sea and the natural landscape, combining luxury, privacy and absolute tranquility. The ground floor features a master bedroom with ensuite bathroom, as well as an independent apartment with two bedrooms, bathroom, kitchen area and living room ideal for guests or autonomous short-term rental exploitation.

The main (second) level includes the formal living area with fireplace, the semi-independent kitchen with granite countertop and branded electrical appliances, one bedroom, a WC and large verandas with breathtaking views. The third level consists of two bedrooms with private balconies, a bathroom with hydromassage and a fireplace in the bedroom. The interior spaces feature air conditioning units, Hunter electric fans, an oak staircase and double energy-efficient glazed windows with insect screens.

Equipment/Features

Sea view
Fireplace
Air Condition
Internet
Swimming pool
Balcony
Garden
Storage Room
Furnished
Pets allowed
Safety door
Alarm
Solar Water Heater
Boiler
Double glazing
Tents
Internal stairs
BBQ

Trees
Automatic irrigation
Lawn
Stone House
Vacation House
Access from asphalt road
Dual Aspect Orientation
Facade Orientation
Wooden Floors
Aluminum Window Frames
Excellent condition
Granite Floor

Other data

The roof is constructed from pitch pine wood with double insulation, while the exterior cladding and walls are entirely made of stone, highlighting the exceptional quality of construction. The property is sold fully furnished and equipped with all electrical appliances. The surrounding area is fully landscaped with a garden, stone paving, an outdoor swimming pool of 52.47 sq.m., covered BBQ area, a 50 sq.m. pergola and boat parking space, while it also includes a boiler room of 22.85 sq.m., pool storage area of 63.07 sq.m. and a 30 cubic meter water tank.

The property generates annual income through short-term rental, with the independent ground-floor apartment offering additional opportunities for separate exploitation, while the remaining building capacity of 400 sq.m. ensures significant potential for future capital appreciation.



Your contact person

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