

Property ID P4528

Newly built residential complex/hotel, fully furnished and equipped with sea view in the suburb of Nafplion.



21100 Nafplio, Palamidiou 1

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Residential building
<b>Postcode</b>	21100
<b>City</b>	Nafplio
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 400 m <sup>2</sup>
<b>Usable area</b>	approx. 400 m <sup>2</sup>
<b>Number of rooms</b>	13
<b>Number of bedrooms</b>	9
<b>Number of bathrooms</b>	9
<b>Plot size</b>	approx. 459 m <sup>2</sup>
<b>Purchase price</b>	2.300.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2023
<b>Condition</b>	As good as new
<b>Number of floors</b>	3
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	2
<b>Village</b>	0,50
<b>Town</b>	10
<b>Airport</b>	160 km

### Location

Argolis

### Property description

A newly built residential complex/hotel in Aria, in the suburb of Nafplio, is under construction and is fully furnished and equipped. The building was constructed using modern building methods and high-quality materials, which ensures high energy efficiency and low operating costs.

The complex is spread over three levels. In the basement there is a large living area, a reception area and a fully equipped professional kitchen, which is connected to a dumbwaiter leading to the terrace.

On the top two floors there are nine hotel-style rooms, including a suite with a gallery and a two-bedroom apartment. All rooms are bright, have large verandas and unobstructed views.

On the third level, the terrace has been transformed into a lounge area with panoramic views of Nafplio, Palamidi, Bourtzi and the Argolic Gulf. The opening windows and retractable roof create the feeling of being outdoors at any time of year.

From here, the sunsets that bathe the sky in shades of orange and purple offer a unique experience and emphasize the charm of the area. The location is a particular advantage.

Aria is a quiet suburb of Nafplio with a clean atmosphere, just a few minutes from the old town, the port and the beaches. Nafplio itself stands out for its rich history and traditional architecture.

With landmarks such as Akronafplia, Karathona and Arvanitia, it is one of the most popular destinations in Greece, with a growing demand for tourist and residential real estate.

## **Equipment/Features**

- Sea view
- air conditioning
- garden
- Energy class A
- storage room
- security door
- alarm system
- Boiler
- Double insulated glazing
- New construction
- Panoramic view
- Asphalted driveway
- Tiled floor
- Aluminum frame
- Heat pump

## **Other data**

It is a complete, turnkey investment offering suitable for tourist use, short-term rental or other commercial purposes, offering security, high returns and a unique accommodation experience.



**Your contact person**

Herr Dipl.-Ing. Konstantin Korakas  
immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880

Homepage: [www.hellasproperty.com](http://www.hellasproperty.com)

Email: [info@hellasproperty.com](mailto:info@hellasproperty.com)

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.