Property ID P4576

Detached house with 2 separate residential units, close to the historic city center of Nafplion!



21100 Agia Kiriaki-Nafplio

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	21100
City	Agia Kiriaki-Nafplio
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 159 m^2
Usable area	approx. 159 m^2
Number of rooms	5
Number of bedrooms	4
Number of bathrooms	3
Plot size	approx. 150 m^2
Purchase price	270.000,00 €
External commission	3,57 % vom Kaufpreis inkl. MwSt.
Year of construction	2007
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	2 Garages
Balcony	Yes
Terrace	Yes
Town	3
Krankenhaus	3 km
Airport	166 km
Pets	Yes

Location

The area is characterized by a quiet neighbourhood, good connections and direct accessibility to schools, stores and daily amenities, making it ideal both for permanent residence and as an investment.

Property description

In the up-and-coming and particularly quiet neighborhood of Agia Kyriaki, one of the most sought-after districts of Nafplio and just a few minutes from the historic city center, a building is for sale that comprises two separate residential units: a duplex apartment with a total area of 110 m^2 and a bright, self-contained basement apartment of 49 m^2.

Both apartments face south-east and are therefore flooded with light throughout the day.

The maisonette apartment extends over two floors, each with 55 m^2.
On the first floor there is a spacious and bright living and dining area with a fireplace, a separate, functional kitchen, a guest WC and access to comfortable balconies.

On the upper floor there are three bedrooms, each with its own balcony, and a bathroom.

The house has autonomous oil heating on each floor, aluminum windows with double glazing and insect screens, a solar water heating system and a private parking space, thus offering comfort and functionality in everyday life.

The southeast-facing basement apartment is bright and self-contained and consists of an open-plan living, dining and kitchen area, a bedroom and a bathroom.

It has autonomous heating, aluminum windows with double glazing and insect screens as well as a storage room, making it ideal for renting out or as a vacation apartment.

Equipment/Features

- Beautiful view
- balcony
- Storeroom
- Boiler
- Interior staircase
- Asphalted access
- Tiled floor
- Aluminum frame
- Very good condition

Other data

This is an excellent investment opportunity that combines quality of life, tranquillity and close proximity to the center of Nafplio, offering a variety of development opportunities in one of the city’s most up-and-coming areas.



Your contact person

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