Konstantin Korakas Immobilien

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Property ID N4667

# Lovely semi-detached house in neoclassical style with pool, 200 m from the beach in a beautiful location!




**60063 Leptokarya-Litochoro-Plaka**

# Unser Angebot

| | |
|---|---|
| **Type of property** | House |
| **Kind of property** | Semi-detached |
| **Postcode** | 60063 |
| **City** | Leptokarya-Litochoro-Plaka |
| **Country** | Greece |
| **Additional geographical information** | Festland |
| **Living area** | approx. 180 $m^2$ |
| **Usable area** | approx. 180 $m^2$ |
| **Number of rooms** | 6 |
| **Number of bedrooms** | 4 |
| **Number of bathrooms** | 2 |
| **Plot size** | approx. 800 $m^2$ |
| **Purchase price** | 580.000,00 € |
| **External commission** | 3,57% (including VAT) of the purchase price |
| **Year of construction** | 1994 |
| **Condition** | Completely renovated |
| **Latest renovation** | 2023 |
| **Combustion** | Oil |
| **Heating type** | Autonomous heating |
| **Number of floors** | 2 |
| **Elevator** | No lift |
| **Cable Sat TV** | Yes |
| **Parking spaces** | 1 Private parking space |
| **Balcony** | Yes |
| **Terrace** | Yes |
| **Beach** | 0,20 |
| **Airport** | 150 km |

## Location

The property is located in a vacation resort in northern Greece with sea and mountain views. All goods and services for daily needs are covered in the center of this village. From the store and the boutique to the doctor and the car repair shop, all essential needs can be met and the connection to the highway can be reached in a very short time.

In the background rises the majestic mountain of the gods Olympus (mountain hike) and in the south, high up, there is a castle fortress from the Middle Ages and the rest of the view steals the Aegean Sea in a light blue presentation.

The transportation infrastructure is good. Train (intercity) connection. Highway access and the international airport of Thessaloniki (1 hour away), mild climate even in winter.

**Property description**

Two-family house with 2 residential units a' 90 $m^2$ living space on a 800 $m^2$ plot for sale. Year of construction 1994, complete renovation 2023.

First floor: living room with kitchen and dining area, 2 bedrooms, bathroom.

1st floor: living room with kitchen and dining area, 2 bedrooms, bathroom.

Boiler room. Heating: oil heating with hour meter. Location: Plaka, Litochoro, Pieria.

Beautiful and quiet neighborhood with luxurious villas right on the beach. The vacation villa is only 200 meters from the best sandy beach of the entire prefecture of Pieria and offers a breathtaking view of the peak of Mount Olympus and the castle of Platamon.

The sea is clean, clear and calm, very good for children as it is not very deep.

**Equipment/Features**

- Condition: Renovated, furnished
Use: Holiday home, capital investment, suitable for commercial use
Style: Neoclassical
Available from: 01.04.2026
- Distance to the sea: 200 m
- Storeroom
- terrace
- Corner location
- Bright
- Satellite connection
- Balcony area: 20 $m^2$

Plot area: 800 $m^2$

- Solar water heater
- View
- Pets welcome
- Private garden
- No service charges
- Window frames: Plastic
- Orientation: East
- Driveway: Asphalt
- Barrier-free access
- Facade
- Fly screen
- Attic

- Alarm system
- Glazing: Double glazing
- Flooring: tiles/wood
- Light

**Other data**

The house is being sold furnished. It is suitable as a vacation home, main residence and also as an investment!

Further information for this and other projects can be requested by email or telephone.



**Your contact person**

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