

Property ID C4688

Attractive, newly built stone villa with breathtaking sea/mountain views in the sought-after area of Siniés.



49100 Sinies - Agios Stefanos



Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	49100
City	Sinies - Agios Stefanos
Country	Greece
Additional geographical information	Korfu
Living area	approx. 250 m ²
Usable area	approx. 250 m ²
Number of rooms	6
Number of bedrooms	4
Number of bathrooms	4
Plot size	approx. 950 m ²
Number of sep. toilets	1
Purchase price	1.750.000,00 €
External commission	3,57% (including VAT) of the purchase price
Condition	As good as new
Combustion	Wind / Water heat pump
Heating type	Central heating system
Number of floors	3
Parking spaces	2 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	5
Village	1,50
Town	32
Einkaufsmöglichkeit	1,50 km
Gastronomy	1,50 km
Krankenhaus	32 km
Airport	33 km

Location

The villa is easily accessible from the main street of the village and is in close proximity to stores and the famous beaches of the region, including Agios Stefanos and Avlaki.

A stunning mountain backdrop with olive groves and cypress trees that gently slopes down to idyllic coves and coastal villages.

A place to experience the sunrise and enjoy the breathtaking view of the sea and the mainland.

Distance to the beach:

5 km

Distance to shopping facilities:

1.5 km

Distance to the airport:

33 km

Distance to Corfu Town:

32 km

Distance to the harbor:

31 km

Distance to the golf course:

35 km northeast

Property description

A beautiful, newly built villa with 250 m² of living space in the northeast of Corfu, in the sought-after area of Siniés.

It offers sea and mountain views, a heated pool and an elegant living concept.

The property is set on a 950 m² plot and combines natural stone elements with modern design and all contemporary amenities.

This creates a harmonious balance between traditional character and modern luxury.

A staircase leads from the parking lot to the main entrance of the house.

On the first floor there is a spacious, open-plan living area with a fully equipped fitted kitchen, a dining area and a cozy living room as well as a guest WC. Also on this level is a bedroom with its own bathroom.

Large glass doors open from all main areas directly into the outdoor area with heated swimming pool, barbecue area and outdoor dining area. The outdoor areas are completely paved with stone and emphasize the elegant aesthetics of the villa.

A staircase from the first floor leads to the upper floor with two bedrooms, each with its own bathroom.

One of the bedrooms features an exposed wooden ceiling, adding warmth and character, while the other boasts a large glass front and breathtaking views of the sea and mountains as well as direct access to a spacious terrace.

From the first floor, a staircase leads to the basement, which is currently in need of refurbishment and comprises a large, multifunctional room ideal as a TV room, an additional bedroom with en-suite bathroom, as well as the technical room and a laundry room.

A door from this level provides direct access to the garden.



Equipment/Features

- Central cooling via heat pump
- Private parking lot
- Sea view
- Central heating via heat pump
- Private, heated infinity pool
- Private, fully landscaped garden

Other data

This property is an excellent choice, both as a permanent residence and as an investment for tourist rental, as the area is known for its high demand in the rental real estate market.



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

Email: 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.