

Property ID P4690

Exceptional, newly built luxury stone villa in a privileged location with pool and sea views!



24014 Tragana - Gargalianoi - Messenien



Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	24014
City	Tragana - Gargalianoi - Messenien
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 140 m ²
Usable area	approx. 140 m ²
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 750 m ²
Purchase price	1.150.000,00 €
External commission	3,57 % vom Kaufpreis inkl. MwSt.
Year of construction	2023
Condition	New construction
Combustion	Electric
Heating type	Autonomous heating
Number of floors	3
Parking spaces	2 Garages
Balcony	Yes
Terrace	Yes
Beach	3
Town	15
Krankenhaus	15 km
Airport	45 km
Pets	Yes

Location

The location of the property adds to its value: it is only 3 km from the sea, 15 km from Pylos and 45 km from the airport and is in close proximity to good restaurants and the main infrastructure.

Tragana is one of the most up-and-coming areas of Messinia and is experiencing strong investment activity and growing interest from the Greek and international market.

Its proximity to Pylos and the region's internationally renowned golf courses, as well as to some of the most beautiful beaches in Greece, gives the property high added value and excellent development prospects - both as a private residence and as a high-yield investment.



Property description

An exceptional, newly built luxury stone villa is for sale in Tragana, Messinia. The privileged location combines absolute tranquillity with an unobstructed view of the vast sea.

The 140 m² living space is situated on a 750 m² private plot and offers a unique combination of elegance, comfort and discreet luxury.

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Thanks to its south-east orientation, the house is flooded with light throughout the day.

The house extends over three levels and impresses with its well thought-out architecture, which is ideal both for everyday life and for entertaining guests. In the basement there is a comfortable living area with kitchen, bathroom and two bright bedrooms - ideal for guests or the family.

The raised first floor forms the heart of the house: here you will find an open kitchen, living and dining area with access to an impressive 30 m² balcony with pergola - the perfect place for relaxing moments with sea views. On the second floor, the spacious master bedroom with en-suite bathroom offers complete privacy and an exclusive ambience.

The outdoor area exudes resort flair with a fully landscaped, paved area surrounding the impressive 32 m² swimming pool.

The comfortable 50 m² terrace with dining area and cooking facilities invites you to enjoy unforgettable moments of hospitality and relaxation under the Messinian sky.

The offer is completed by the stone wall that surrounds the property, the elegant garden with careful planting, the outdoor shower and toilet and two private parking spaces with access through an electric garage door.

Equipment/Features

The property impresses with its modern equipment with air conditioning (heating and cooling), solar water heater, energy efficiency class A, aluminum windows with double glazing and high-quality tiled floors.

It will be delivered fully furnished and equipped with electrical appliances and has fly screens, awnings and a comprehensive security system with alarm system and cameras to ensure comfort and peace of mind.

- Sea view
- Air conditioning
- Internet access
- swimming pool
- balcony



- garden
 - Furnished
 - Pets allowed
 - Alarm system
 - Solar water heater
 - Boiler
 - Double glazing
 - Awnings
 - Internal staircase
 - trees
 - Automatic irrigation
 - New construction
 - Stone
 - Country house
 - Asphalted driveway
 - Light
 - Facade
 - Tiles
 - Aluminum frame
 - Excellent condition
- Nearby: Restaurant

Other data

The wider area is characterized by its authentic natural beauty, clean beaches and steadily growing tourist development, which significantly increases the investment value of the property.

This is an excellent choice for both a luxury vacation home and for use as part of the short-term rental or Golden Visa program in one of the most up-and-coming regions of Messinia.



Your contact person

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