

Property ID N4697

## Well-kept residential complex/apartments with pool and a wonderful view of the sea, Syvota and Corfu!



46100 Syvota

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Residential building
<b>Postcode</b>	46100
<b>City</b>	Syvota
<b>Country</b>	Greece
<b>Additional geographical information</b>	Ionisches Meer
<b>Living area</b>	approx. 300 m <sup>2</sup>
<b>Usable area</b>	approx. 300 m <sup>2</sup>
<b>Number of rooms</b>	9
<b>Number of bedrooms</b>	6
<b>Number of bathrooms</b>	6
<b>Plot size</b>	approx. 1.500 m <sup>2</sup>
<b>Purchase price</b>	650.000,00 €
<b>External commission</b>	3,57 % vom Kaufpreis inkl. MwSt.
<b>Condition</b>	Sehr gut
<b>Combustion</b>	Electric
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	3
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	4 Private parking spaces
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	1

### Location

The beaches and the village of Sivota are only 1 km away.

Accessible via Corfu or Preveza airport and ferry crossing to Igoumenitsa. The large international airport of Thessaloniki (approx. 3 hours by car via the highway). Igoumenitsa ferry port (connection to Ancona, Trieste, Venice & Bari).

### Property description

For sale is a 300 m<sup>2</sup> residential complex (apartments) on a 1500 m<sup>2</sup> plot in Sivota / Thesprotia.

The complex offers a beautiful sea view and a magnificent view of Sivota and Corfu in the distance.

The property has a license for commercial use and is currently in operation. In addition, there is a 400 m<sup>2</sup> outbuilding where villas or further apartments for commercial use can be built.

The complex is spread over three floors and consists of two apartments of 45 m<sup>2</sup> each on the first floor, each consisting of a bedroom, living room/kitchen and bathroom.

On the second floor there are two 90 m<sup>2</sup> apartments with two bedrooms, a living room/kitchen, two bathrooms and large verandas with sea views.

Next to the complex there is a separate first floor apartment of 30 m<sup>2</sup> with 1 bedroom, kitchen and bathroom.

The beautiful outdoor area includes a garden with various plants and olive trees, a barbecue area, a large swimming pool and ample parking.

## **Equipment/Features**

- Distance from the sea (m): 1000-
- Terrace
- Corner
- bright and airy
- Solar water heater
- Pets welcome
- garden
- air conditioning
- Frame: Aluminum
- swimming pool
- Security door
- Orientation: Southwest
- Driveway: Asphalt
- Facade
- Fly screens
- Awnings
- Chimney
- Glazing: Double glazing
- Flooring: Tiles

## **Other data**

Recommended as an investment or vacation home.



**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)

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