

Property ID P4725

Modern villa under construction with high construction quality, 250 m from the beach, in Xiropigado!



22001 Xiropigado -Voria Kynouria

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	22001
<b>City</b>	Xiropigado -Voria Kynouria
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 235 m <sup>2</sup>
<b>Usable area</b>	approx. 235 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	4
<b>Plot size</b>	approx. 2.000 m <sup>2</sup>
<b>Purchase price</b>	1.250.000,00 €
<b>External commission</b>	3,57 % inkl. MwSt. vom Kaufpreis
<b>Year of construction</b>	2026
<b>Condition</b>	New construction
<b>Combustion</b>	Wind / Water heat pump
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	3
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	2 Parking spaces in a parking garage
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	0,25
<b>Village</b>	0,50
<b>Town</b>	5
<b>Einkaufsmöglichkeit</b>	0,50 km
<b>Gastronomy</b>	0,50 km
<b>Krankenhaus</b>	5 km
<b>Airport</b>	175 km

### Location

The location of the property combines the tranquillity of a coastal region with good connections to important destinations in the surrounding area.

The city of Nafplio is only 20 minutes away and Athens International Airport is around two hours away, making the property easily accessible all year round.

Distance to the town: 5 km

Distance to the village: 500 m

Distance to the airport: 150 km



## Property description

In a prime location, just 250 meters from the nearest beach, a modern villa under construction is for sale.

It resides on a private plot of approx. 2,000 m<sup>2</sup>.

The property offers exclusive access to a beautifully landscaped private garden, providing privacy and comfort in the midst of Mediterranean nature.

The villa extends over two main levels and a mezzanine floor.

Particular attention has been paid to connecting the interior spaces with the extensive outdoor areas, creating a harmonious overall picture that makes the most of the sea views and natural light.

The architecture follows a modern living philosophy in which the rooms flow seamlessly into one another and convey an authentic Mediterranean lifestyle. A covered outdoor area leads to the main house and a separate guest house, offering guests flexible accommodation options and privacy.

The entrance to the main house is on the main level. There is a spacious, open-plan living area, a separate kitchen and a guest WC.

From this level, there is direct access to spacious, shaded outdoor areas, a balcony with views, a specially designed viewing platform and the pool area - ideal conditions for relaxing and entertaining.

The mezzanine level offers an open plan living area with en-suite bathroom, which can also be used as a master bedroom, creating a comfortable master suite with privacy and panoramic views.

In the basement there are two bedrooms, each with its own bathroom, as well as an additional play area that can be used as a leisure room, office or further living room.

The photos used in the advertisement do not show the actual property, but are of previously completed residences by the same developer and give an impression of the final shape and aesthetics of the residence under construction.

## Equipment/Features

- New building
- Sea view
- Fireplace
- Swimming pool
- balcony
- garden
- air conditioning
- Internet



- storage room
- Pets allowed
- security door
- Playroom
- double glazing
- Interior staircase
- New build
- Country house
- Asphalted driveway
- Bright
- Under construction
- Tiles
- Aluminum frame
- Heat pump

## **Other data**

The outdoor areas are a central element of the architectural concept. They include a swimming pool of approximately 60 m<sup>2</sup> and surrounding landscaped relaxation areas with a pergola and a spacious, shaded living room that is directly connected to the interior spaces of the house.

These areas have been designed to provide ideal living and hospitality conditions throughout the day, making the most of the play of light and shade characteristic of the Mediterranean landscape.

The project was designed by a renowned architectural firm with significant projects in the region.

The architectural approach combines solid stone walls, large glass surfaces and energy-efficient solutions to create a modern and environmentally friendly building that blends harmoniously into the landscape.



**Your contact person**

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