

Property ID P4743

Modern apartment close to the sea



26500 Rio - Akhaia

Unser Angebot

Type of property	Apartment
Kind of property	Flat
Postcode	26500
City	Rio - Akhaia
Country	Greece
Floor	1
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	2
Plot size	approx. 380 m ²
Purchase price	470.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2013
Condition	As good as new
Combustion	Oil
Heating type	Autonomous heating
Number of floors	1
Cable Sat TV	Yes
Parking spaces	1 Private parking space
Terrace	Yes
Beach	0,15
Village	0,50
Town	7
Krankenhaus	7 km
Airport	230 km
Bus-Haltestelle	1 km

Location

A residence that combines privacy, luxury and unique views in one of the most peaceful and natural locations in Achaia.

Property description

Located in a quiet and privileged residential area of Rio, just 150 meters from the sea and the beach, this apartment perfectly embodies the modern concept of elegant coastal living. A property that exudes quality, care and architectural clarity in every detail.

Although built in 2013, its condition and appearance give the impression of a recently completed new build - immaculately maintained, thought through down to the smallest detail, with materials and aesthetics that are both timeless and absolutely contemporary.

The apartment extends over 140 m² on the second floor on a 380 m² plot and offers privacy,

comfort and a level of exclusivity that is rarely found in apartments in this form. The continuous, two-sided orientation and the south-west orientation allow daylight to flow generously into the rooms throughout the day and create a warm, open atmosphere. The living area flows harmoniously into the spacious terraces and transforms everyday life into a seamless indoor-outdoor experience - ideal for relaxing or for stylish receptions. Granite and marble floors lend the interior an understated, sophisticated elegance, while the high build quality is evident in every surface and detail.

The modern kitchen combines functionality with minimalist aesthetics, and the three bedrooms - including a master bedroom - perfectly meet the needs of a family or a discerning owner seeking comfort without compromise. The bathroom and additional WC follow the same philosophy of elegance and well thought-out interior design. Particular attention has been paid to energy efficiency and long-term value retention.

Equipment/Features

The external thermal insulation façade, full insulation, plastic frames with energy-efficient double glazing and the A+ class energy certificate ensure extremely low energy consumption and a pleasant living climate all year round. The autonomous oil heating, air conditioning, solar hot water system and boiler increase comfort and independence, while the installed desalination system protects the property from the effects of sea humidity - a significant advantage for a property in the immediate vicinity of the sea.

Within a development

Chimney

Air conditioning

Internet access

Balcony

garden

Fencing

storeroom

Security door

Alarm system

Solar water heater

Boiler



Double glazing
Awnings
Vacation home
View of the mountains
Access from asphalt
Longitudinal orientation
Front orientation
Marble floors
Amazingly good condition
View of the city
PVC window frames
Screened terraces

Other data

Outside, the spacious verandas with the latest generation of SUNFIT awnings and tensioning arm system offer stability and security even in strong winds, while retaining their elegant appearance in the long term.

The impressive 70 m² basement creates a rare combination of functionality and flexibility in this category. A private parking space and the absence of communal charges further underline the feeling of autonomy and privacy.

This is a bright, sun-drenched, luxurious and completely contemporary property - ideal as a high-end primary residence, an exclusive vacation residence or an investment opportunity with Golden Visa potential. A rare opportunity for those seeking build quality, prime location and lasting value in a property that stands out in every way.



Your contact person

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