Konstantin Korakas Immobilien

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Property ID P4768

Nice spacious apartment, with sea view in quiet residential area, close to the beach of Kyparissia!



24500 Kyparissia

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Unser Angebot

Type of property	Apartment
Kind of property	Condo
Postcode	24500
City	Kyparissia
Country	Greece
Floor	1
Additional geographical information	Peloponnes
Living area	approx. 127 m^2
Usable area	approx. 127 m^2
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	2
Purchase price	295.000,00 €
External commission	3,57 % vom Kaufpreis inkl. MwSt.
Year of construction	1991
Condition	Renovated
Latest renovation	2021
Combustion	Electric
Heating type	Autonomous heating
Number of floors	1
Balcony	Yes
Terrace	Yes
Beach	0,35
Village	0,05
Town	0,05
Einkaufsmöglichkeit	0,05 km
Gastronomy	0,05 km
Krankenhaus	0,05 km
Airport	50 km

Location

The location is extremely privileged:
Just a few minutes' walk from the port, market square, stores, restaurants, park, bank, supermarket and public transport, the hospital/health center is only 600 meters away and the airport is about 50 kilometers away.

The direct access to the organized beach of Kyparissia allows daily swimming trips and walks by the sea without a car - a rare privilege that significantly increases the quality of life.

Kyparissia is one of the most charming places in Messinia with a strong traditional character, a picturesque upper town, growing tourism and increasing investment interest.

Property description

In the heart of Kyparissia, just a few steps from the center and 350 meters from the beautiful beach, a unique 127 m^2 apartment is for sale.
It combines privacy, comfort and an unobstructed view of the wide, blue sea.

The bright and airy corner penthouse is located on the second floor of a building in which there is only a store on the first floor and no other apartments.
Absolute tranquillity and the feeling of a detached house in the middle of the city are therefore guaranteed.

The apartment has a separate entrance and a gallery that can be used as additional storage space or for other purposes.
In the basement there are two convenient storage rooms of 40 m^2 and 11 m^2 respectively, the second of which houses the boiler room with pre-installation for an oil heating system.

The apartment impresses with its functional and harmonious room layout and comprises three spacious bedrooms, a separate kitchen, a cozy living room with fireplace, a bathroom and a WC.
Large windows with aluminum frames and double glazing let in plenty of natural light, while the east-southeast orientation ensures an airy and pleasant ambience.

A comprehensive energy renovation was carried out in 2021, which included thermal insulation of the façade, roof insulation, the installation of a solar water heating system and inverter air conditioning units, thus ensuring year-round comfort and modern energy efficiency.

A special highlight is the 200 m^2 terrace for exclusive use with panoramic views of the sea, the harbor and the upper town of Kyparissia.

This impressive area can be transformed into a private roof garden, a relaxation area or a guest area, offering unique sunsets and moments of absolute tranquillity.

Equipment/Features

- Sea view
- Mountain view
- balcony
- Fireplace
- air conditioning

- storeroom
- Pets allowed
- Solar water heater
- Boiler
- Double glazing
- Country house
- Asphalted driveway
- Bright
- Tiles
- Aluminum frame
- Very good condition

Nearby:
- Harbor
- beach
- Church
- Pharmacy
- Petrol station
- Restaurant
- Supermarket
- Park

Other data

Two spacious balconies with a total area of 66 m^2 round off the outdoor living experience with unobstructed sea and mountain views.

The property is suitable as a permanent residence as well as a vacation property, for commercial use or for short-term rental and offers a rare combination of location, views and independence. A rare opportunity to acquire a separate floor with features that exceed the usual market standards in a town that combines sea, history and modern infrastructure.



Your contact person

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