

Property ID P4790

Ultra-modern, newly built luxury villa with pool and sea views in the privileged coastal village of Vromoneri!



24014 Vromoneri - Gargalianoi - Messenien

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	24014
City	Vromoneri - Gargalianoi - Messenien
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 240 m ²
Usable area	approx. 240 m ²
Number of rooms	6
Number of bedrooms	4
Number of bathrooms	2
Plot size	approx. 1.200 m ²
Purchase price	1.350.000,00 €
External commission	3,57 % vom Kaufpreis inkl. MwSt.
Year of construction	2024
Condition	New construction
Combustion	Wind / Water heat pump
Heating type	Autonomous heating
Number of floors	3
Parking spaces	1 Garage
Balcony	Yes
Terrace	Yes
Beach	0,50
Village	7
Town	57
Einkaufsmöglichkeit	7 km
Gastronomy	7 km
Krankenhaus	57 km
Airport	48 km

Location

The location of the villa is a great advantage as it is in close proximity to the main attractions of Messinia.

Nearby is the beach of Vromoneri, and just a few minutes' drive away are the beach of Romanou and the famous beach of Voidokilia, one of the most beautiful beaches in Greece.

Also nearby are the historic Pylos with the Niokastro of Pylos, the seaside resort of Finikounda with its organized beaches and marina and the picturesque Methoni with the imposing castle of Methoni.

Gargalianoi is only a few minutes away and offers direct access to stores, services and restaurants.



The distance to Kalamata is approximately 60 km and the international airport of Kalamata can be reached in about 50-60 minutes by car, making it easy to travel to and from abroad.

Property description

This unique, newly built luxury villa is for sale in the region of Gargalianoi, Messinia, more precisely in the privileged coastal village of Vromoneri.

The location combines natural beauty, privacy and high investment potential.

The property with a total area of 240 m² is located on a plot of 1,200 m² and offers comfort, spacious rooms and excellent living conditions in a quiet, natural environment.

The house is of ultra-modern construction, designed according to the latest energy standards and features heat pumps for economical and efficient heating and cooling as well as a thermal façade that ensures high energy efficiency and comfort all year round.

The villa extends over three levels. In the basement, there is an 80 m² storage room with ramp and garage door, providing ample parking and storage space.

On the first floor you will find an impressive three-storey living room, which gives a generous and bright feeling of space, a brand new, fully equipped kitchen with a modern design, a bathroom and direct access to the balcony and relaxation areas on the first floor.

On the second floor there are three comfortable bedrooms and a bathroom.

Each bedroom has its own balcony with views of the surrounding nature.

The outdoor area is a true oasis of relaxation and hospitality: the villa offers a private swimming pool, a large, well-tended garden and a barbecue area - ideal conditions for relaxing and socializing.

Equipment/Features

- Sea view
- Fireplace
- balcony
- garden
- storeroom
- Pets allowed
- Interior staircase
- swimming pool
- Security door



- alarm system
- Double glazing
- interior staircase
- barbecue area
- Trees
- Asphalted driveway
- Light
- Tiled floor
- Aluminum windows
- Excellent condition
- View of the greenery
- Heating pump
- Nearby
- Beach
- restaurant
- hotel
- Small stores

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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