Property ID N4807

UNDER CONSTRUCTION: Particularly high-quality stylish maisonette apartment approx. 300m from the sea with beautiful panoramic views!



Leptokarya

Unser Angebot

Type of property	Apartment
Kind of property	Duplex apartment
City	Leptokarya
Country	Greece
Floor	2
Additional geographical information	Festland
Living area	approx. 50 m^2
Usable area	approx. 50 m^2
Number of rooms	3
Number of bedrooms	2
Number of bathrooms	1
Purchase price	125.000,00 €
External commission	5.950 € inkl. MwSt.
Condition	New construction
Combustion	Electric
Heating type	Autonomous heating
Number of floors	1
Elevator	Lift
Cable Sat TV	Yes
Parking spaces	1 Garage
Balcony	Yes
Terrace	Yes
Beach	0,30
Available from (text)	immediately

Location

The maisonette is located in Leptokarya, a popular seaside resort that combines the vastness of the sea with the magnificent view of the imposing Olympus Mountains.

The panoramic view to the sea, the mountain air and the good infrastructure characterize the preferred location.

The location where the building will be erected is a very good place to combine a country house with a permanent residence.
It is 500 m from the sea, 300 m from the center of Leptokarya and the central market as well as all supermarkets and the surrounding railroad station.

Furthermore, the connection to the state road (highway) and the main railway axis Thessaloniki-Athens (Intercity) is reached in a very short time. The local recreational value is high, from mountain hiking, skiing, water sports, fishing, hunting, and much more. Mild climate even in winter, in summer there is a dry and pleasant breeze due to the mountain air.

Property description

Just 300 m from the sea and 300 m from the pedestrian zone, this functional 50 m^2 duplex apartment with 2 bedrooms offers comfort, a fantastic view and immediate investment potential.

Features:

Living room with open kitchen
2 bedrooms (ideal for families or guests)
1 bathroom
2 large verandas with panoramic views
Bright and airy
Modern design
Ideal for:

Airbnb (higher yield thanks to 2 bedrooms)
Long-term rental
Holiday home for families
Remote workers/digital nomads

???? Special features:

???? 2 bedrooms = higher demand & better yield
???? Unobstructed view
???? Ready for immediate occupancy

Equipment/Features

Condition: Painted, furnished
Use: Holiday home, Capital investment, Suitable for commercial use, Student apartment, Tourist rental
Particularly luxurious
- Distance to the sea (m): 300
- Terrace
- Bright
- Satellite system
- Balcony area: 20 m^2

- Plot area: 400 m^2 - interior staircase
- View from the balcony
- Frame: Aluminum
- Security door
- Orientation: East-West

- Access from: Asphalt
- Barrier-free access
- Facade
- Alarm system
- Glazing: Triple glazing
- Flooring: Tiles

Other data

Ideal for renting out with a very good return (450 euros per month)
The apartments are a very good investment for someone who has a stable income, as our office takes over and has many clients looking for long-term rentals and with a rental price starting from €400 per month to +€600 per month depending on square meters and bedrooms.
Work will start in February 2025 and the project will be completed be completed before the end of 2025.



Your contact person

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