

Property ID P4857

A stunning residential complex consisting of two newly built, detached homes on a lush, green lot.



24014 Tragana - Gargalianoi - Messenien

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	24014
City	Tragana - Gargalianoi - Messenien
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 130 m ²
Usable area	approx. 130 m ²
Number of rooms	5
Number of bedrooms	4
Number of bathrooms	4
Plot size	approx. 5.940,50 m ²
Purchase price	1.300.000,00 €
External commission	3,57 % vom Kaufpreis inkl. MwSt.
Year of construction	2024
Condition	New construction
Combustion	Electric
Heating type	Autonomous heating
Number of floors	1
Parking spaces	10 Private parking spaces
Terrace	Yes
Beach	2
Town	15
Airport	50 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

an excellent investment property in Tragana, one of the fastest growing and most sought-after regions of Messinia, just a few minutes from Gialova and the region's internationally renowned golf courses.

Situated on a lushly landscaped plot with a total area of 5,940.50 m², the property offers absolute peace, privacy and immediate contact with nature, while ensuring easy access to the region's beautiful beaches and modern tourist infrastructure. The location makes it ideal both for private use and for high-quality tourist marketing.

The complex consists of two independent new buildings with a total area of 130 m², which are currently successfully rented out as vacation apartments. Each building is divided into two completely independent apartments of 32.5 m² each, creating a total of four independent residential units.

Each apartment has an open-plan living, dining and kitchen area, a comfortable bedroom and a modern bathroom, offering functionality and comfort for guests and owners alike.

In addition, each apartment has its own spacious covered veranda with pergola, providing an ideal place to relax and enjoy panoramic views of the sea, the surrounding nature and the green landscape - in absolute peace and privacy.

The layout has been specially designed to meet the requirements of short-term rentals, ensuring high occupancy and a strong appeal on the regional tourist market. At the same time, it is possible to combine the two independent apartments of each building into a single residential unit, offering the new owner maximum flexibility.

Equipment/Features

-This is a rare opportunity to acquire a modern and profitable tourist property in a region with continuous development and increasing demand in the Greek and international market. Ideal as an investment with immediate income from short term rentals, to develop a boutique accommodation or as a private vacation residence in a unique natural setting with sea views and absolute tranquility.

- Sea view
- Air conditioning
- swimming pool
- balcony
- garden
- Storage room
- Furnished
- Solar water heater
- Double glazing
- Trees
- Newly built
- Vacation home

Panoramic view
Access from asphalt
Longitudinal orientation
Tiles
very good condition

Other data

In addition, the plot has a remaining development potential of 72 m², which offers considerable development prospects and a further increase in the value of the property.

The outdoor facilities are extremely well maintained and harmoniously integrated into the natural surroundings. They include a 40 m² swimming pool, an 8 m² children's pool and a tastefully designed pool area with loungers, where residents and guests can enjoy relaxing hours surrounded by nature with views of the sea and the Messenian countryside.

In addition, there is a 15 m² storage room, spacious green areas and around 80 productive olive trees, which underline the authentic character of the property. The unobstructed view of the sea, nature and the open landscape conveys a unique feeling of peace and seclusion - ideal for people looking for quality of life and closeness to nature.

The buildings have been constructed to high quality standards and feature energy class A, energy-efficient aluminum windows with thermal break and double glazing, high-quality tiles, air conditioning, solar hot water heating, insect screens and complete furnishings including electrical appliances.

The apartments are bright, flooded with light, well ventilated and extremely functional, offering year-round living comfort. The property also includes 6 outdoor parking spaces. It is strategically located just 2 km from the sea, close to beaches, restaurants, leisure facilities and tourist attractions. Gialova, Pylos and the internationally recognized golf courses are just a few minutes away and attract visitors with high purchasing power all year round, which further strengthens the investment potential of the property.



Your contact person

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