

Property ID P4883

A beautiful house with an attic, just a few minutes' walk from the beach in Nea Epidavros.



21054 Nea Epidavros

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	21054
City	Nea Epidavros
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 278 m ²
Usable area	approx. 278 m ²
Number of rooms	6
Number of bedrooms	5
Number of bathrooms	4
Plot size	approx. 1.500 m ²
Number of sep. toilets	1
Purchase price	680.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2019
Condition	Sehr gut
Combustion	Oil
Heating type	Central heating system
Number of floors	4
Parking spaces	5 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,30
Town	0,60
Einkaufsmöglichkeit	0,60 km
Gastronomy	0,60 km

Location

This property stands out for its walking distance to the beach, its spacious indoor and outdoor areas, the ocean view, the separate guest apartment, its excellent condition, and the expansive garden offering a high degree of privacy.

It is equally suitable as a permanent family home or as an exclusive seaside retreat in the Epidavros region.

Property Details

Property description

In one of the most sought-after and quietest residential areas of Nea Epidavros, just 300 meters from the sea and the town's beautiful beach, an exceptional single-family home with a total area of 278 m² is for sale.

The property spans three levels as well as an impressive, light-filled attic. It is part of a high-end residential complex and features exclusive use of a garden measuring approximately 1,500 m², offering privacy, comfort, and a close connection to nature.

The house was built with a special focus on construction quality and timeless elegance and is in excellent condition almost like a new build. The well-thought-out, open-concept layout on both sides, the large windows, and the optimal orientation ensure plenty of natural light throughout the day. The varied views of the sea, the mountains, and the lush surroundings create an atmosphere of tranquility and refined living comfort.

The lower level features a completely independent apartment, ideal for guests or for use as a separate living space.

It includes an oak kitchen, a comfortable living area, a spacious bedroom, a large pantry and storage room, a bathroom, and direct access to the garden.

The main living area extends across the upper levels. The raised ground floor features a particularly spacious living room with an energy-efficient fireplace and dining area, designed for both everyday life and social gatherings.

In addition, this level features a semi-open kitchen, an impressively large bedroom with an en suite bathroom and practical storage space on a mezzanine level, as well as another bathroom.

The upper floor features two additional large and bright bedrooms, as well as a fully equipped bathroom.

Equipment/Features

- Ocean view
- Air conditioning
- Internet
- Balcony
- Energy efficiency class B
- Garden
- Storage room
- Pets allowed
- Solar water heater
- Double-pane windows
- Interior staircase
- Diagonal orientation
- Attic
- Vacation home
- Mountain view
- Access to paved road
- Eastern exposure
- Tile flooring

Aluminum windows
In remarkably good condition
City view

Other data

The high attic space rounds out the property and offers the possibility of creating a fourth bedroom, a home office, or a creative retreat. The spacious terraces on every level of the house deserve special mention.

Each outdoor area offers a different perspective and orientation, with beautiful views of the bay or the green surroundings.

The outdoor areas were also designed with great care and functionality in mind. A large covered parking space meets the residents' parking needs while also providing additional storage space.

A fully equipped barbecue area with a traditional wood-fired oven creates the perfect setting for social gatherings in the garden.

The mature landscaping, the mature trees, and the traditional natural stone walls underscore the property's private character and authentic charm.

Amenities include electric storage heaters, energy-efficient air conditioning systems for heating and cooling, an energy-efficient fireplace, a solar water heating system, and a boiler.

For added security, a modern surveillance system with nine internet-connected cameras has been installed, allowing for remote monitoring of the property at any time.



Your contact person

Herr Dipl.-Ing. Konstantin Korakas
immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880

Homepage: www.hellasproperty.com

Email: info@hellasproperty.com

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