

Property ID P4889

## Stunning, detached Mediterranean-style home in the highly sought-after Ag. Aimilianos



21300 Ag. Aimilianos - Kranidi

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	21300
<b>City</b>	Ag. Aimilianos - Kranidi
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 389 m <sup>2</sup>
<b>Usable area</b>	approx. 389 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Plot size</b>	approx. 1.033 m <sup>2</sup>
<b>Purchase price</b>	1.500.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2010
<b>Condition</b>	Sehr gut
<b>Combustion</b>	Wind / Water heat pump
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	3
<b>Parking spaces</b>	1 Parking space in a parking garage
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	0,29
<b>Town</b>	6

### Location

The location is one of the most beautiful and microclimatically praised patches of land in all of Greece.

Very good direct access and an idyllic and well-kept location.

Temperatures are never below 12 degrees Celsius, even in the depths of winter.

The distance to the sea is only a few minutes and to the town of Porto Cheli 7 km.

### Property description

In the highly sought-after area of Agios Emilianos, in one of the region's most beautiful and greenest neighborhoods, just 290 meters from a beach of exceptional natural beauty, an impressive Mediterranean-style detached home is for sale.



The property has a total area of 389 m<sup>2</sup> and is situated on a 1,033 m<sup>2</sup> lot. Built in 2010, the house spans three levels and comprises 303 m<sup>2</sup> of living space as well as 86 m<sup>2</sup> of ancillary space.

The architectural design placed particular emphasis on functionality, comfort, and the harmonious connection between indoor and outdoor spaces, creating a home that is suitable both as a primary residence and as a luxurious vacation home. Inside, there are four spacious and bright bedrooms, two fully equipped kitchens, expansive living and dining areas, two large bathrooms, and an additional guest restroom.

The open-concept layout and numerous windows ensure an abundance of natural light on every level. The outdoor area is one of the property's highlights. The 32 m<sup>2</sup> swimming pool, the pergolas, and the spacious terraces create the ideal setting for relaxation and social gatherings.

The main terrace is elevated above street level, offering privacy, an unobstructed ocean view, and a unique sense of connection to the lush natural surroundings.

The property is complemented by a covered parking space, a large storage room, and a separate utility and laundry room, meeting all the needs of a modern family.

## **Equipment/Features**

- Good views
- Ocean view
- Air conditioning
- Swimming pool
- Balcony
- Energy efficiency class C
- Garden
- Storage room
- Pets allowed
- Security door
- Water heater
- Double-glazed windows
- Internal staircase
- Vacation home
- View of the
- Mountains; Access via paved road
- East-west orientation
- Front-facing
- Tile flooring
- Aluminum windows
- Very good condition
- Heat pump



## **Other data**

The property is fully fenced and surrounded by natural stone walls and mature trees, ensuring the security, privacy, and tranquil atmosphere that characterize the region's most exclusive residential areas.

An exceptional residential property in Agios Emilianos that combines proximity to the sea, a magnificent view of the Argolic Gulf, lush green surroundings, and a high quality of life.



**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](http://www.hellasproperty.com)

Email: [info@hellasproperty.com](mailto:info@hellasproperty.com)

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