

Property ID H4898

## Luxurious, attractive villa with unobstructed sea views in a highly sought-after location in Hanioti!



63085 Hanioti - (Pallini)

## Unser Angebot

|                                            |                                             |
|--------------------------------------------|---------------------------------------------|
| <b>Type of property</b>                    | House                                       |
| <b>Kind of property</b>                    | Villa                                       |
| <b>Postcode</b>                            | 63085                                       |
| <b>City</b>                                | Hanioti - (Pallini)                         |
| <b>Country</b>                             | Greece                                      |
| <b>Additional geographical information</b> | Halkidiki                                   |
| <b>Living area</b>                         | approx. 240 m <sup>2</sup>                  |
| <b>Usable area</b>                         | approx. 240 m <sup>2</sup>                  |
| <b>Number of rooms</b>                     | 7                                           |
| <b>Number of bedrooms</b>                  | 4                                           |
| <b>Number of bathrooms</b>                 | 2                                           |
| <b>Plot size</b>                           | approx. 1.500 m <sup>2</sup>                |
| <b>Purchase price</b>                      | 1.070.000,00 €                              |
| <b>External commission</b>                 | 3,57% (including VAT) of the purchase price |
| <b>Year of construction</b>                | 2005                                        |
| <b>Condition</b>                           | Sehr gut                                    |
| <b>Combustion</b>                          | Oil                                         |
| <b>Heating type</b>                        | Autonomous heating                          |
| <b>Number of floors</b>                    | 3                                           |
| <b>Cable Sat TV</b>                        | Yes                                         |
| <b>Parking spaces</b>                      | 5 Private parking spaces                    |
| <b>Balcony</b>                             | Yes                                         |
| <b>Terrace</b>                             | Yes                                         |
| <b>Beach</b>                               | 1                                           |
| <b>Village</b>                             | 1                                           |
| <b>Einkaufsmöglichkeit</b>                 | 1 km                                        |
| <b>Gastronomy</b>                          | 1 km                                        |
| <b>Airport</b>                             | 95 km                                       |
| <b>Available from (text)</b>               | immediately                                 |

### Location

Distance from:

Sea: 1 km

Airport: 95 km

Town: 1 km

EXPLORE THE REGION

Chaniotis

Located in the heart of cosmopolitan Kassandra, Chaniotis is one of the most sought-after destinations for those seeking luxurious accommodations and attractive investment opportunities. Just 100 km from Thessaloniki, this seaside gem offers a unique combination of natural beauty, modern architecture, and comfort.

Chaniotis Beach, with its turquoise waters and golden sand, is ideal for anyone who wants to enjoy the tranquility of the sea alongside modern comforts. Along the beach promenade, you'll find elegant beach bars, upscale restaurants, and picturesque spots for romantic strolls at sunset.

The region's luxurious residences ranging from modern villas with private pools to exclusive apartments with unobstructed views of the Aegean Sea are the ideal choice for a primary residence, vacation home, or upscale tourism development. The area offers complete privacy, first-class services, and direct access to all amenities.

Hanioti is more than just a destination; it's a way of life. A place where luxury meets authenticity and offers a life full of sunshine, quality, and well-being.

Invest in an environment with stable value and high returns in a destination that retains its luster and appeal over the years.

## **Property description**

Luxurious, detached villa in one of the most sought-after locations in Hanioti, on the first peninsula of Kassandra, Chalkidiki.

The villa is part of an exclusive complex comprising only 3 villas in total and offers the utmost in privacy, comfort, and a unique panoramic view of the Toroneos Gulf.

The villa spans three levels with a total area of 240 m<sup>2</sup> and features comfortable and functional living spaces. The ground floor features a bright, open-concept living area with a living room, dining room, and fully equipped kitchen, as well as a bathroom. The large French doors provide direct access to the garden and plenty of natural light.

The first floor features three spacious bedrooms and a large, luxuriously designed bathroom.

The basement features a second living room ideal as an entertainment or relaxation area, an additional bedroom, and a storage room that can be converted into a third bathroom.

The property is surrounded by a 1,500 m<sup>2</sup> private landscaped garden that offers a unique sense of freedom and privacy. The private swimming pool forms the centerpiece of the outdoor area, while the spacious verandas and relaxation areas provide the ideal setting for moments of relaxation and socializing.



The house is offered fully furnished and equipped with high-quality furniture and appliances, and is ready for immediate occupancy whether for personal use or for tourist rentals.

It also features a covered parking area for up to five vehicles.

## Equipment/Features

- Distance to the sea (m): 1000
- Storage room:
- Fireplace
- Air conditioning
- Furnished
- Appliances
- Bright
- Double-glazed windows
- Internal staircase
- Painted
- Grill
- Panoramic view
- Country house
- Water heater
- Boiler
- Tile roof
- Vacation home
- View: Ocean
- Access road: Paved
- Orientation: Northeast

## Other data

An excellent choice both as an exclusive vacation home and as an investment property in one of the most popular areas of Chalkidiki.



**Your contact person**

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