

Property ID H4924

Stunning villa of exceptional craftsmanship,
located in a villa complex surrounded by lush
greenery.



63077 Kassandra - Chanioti

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	63077
City	Kassandra - Chanioti
Country	Greece
Additional geographical information	Halkidiki
Living area	approx. 240 m ²
Usable area	approx. 240 m ²
Number of rooms	6
Number of bedrooms	5
Number of bathrooms	2
Plot size	approx. 1.500 m ²
Purchase price	970.000,00 €
External commission	3,57% (including VAT) of the purchase price
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	3
Parking spaces	6 Private parking spaces
Terrace	Yes
Beach	0,26
Village	1
Krankenhaus	17 km
Airport	90 km
Available from (text)	immediately
Pets	Yes

Location

90 km from Thessaloniki "Macedonia" International Airport.

Chalkidiki is shaped like a trident jutting out into the sea, with the Kassandra Peninsula forming the left side in the west, Sithonia in the center, and the Monastic Republic of Mount Athos on the right side, or in the east. In my view, there are two reasons that make Chalkidiki one of the most important destinations among Greece's vacation spots.

A) The profound cultural and religious heritage of the Monastic Republic of Mount Athos. This religious community, of significant historical value and unique in its kind worldwide, is a one-of-a-kind cradle of Orthodoxy, Christianity, and culture. The sight of this monastic community sparks an endless philosophical quest that leaves no visitor unmoved.

B) The beauty of nature. Chalkidiki is one of Greece's lush, green regions, with forests and beautiful beaches. The sea is the Aegean, and it lies open before the most beautiful gulf in the Mediterranean. The endless beaches of Chalkidiki, with their deep-blue, clean water which are rightly awarded Blue Flags every year (the EU's environmental label for the best beaches) could almost be called "golden" beaches, and the water temperature allows sunbathers to enjoy the sea from May through almost November.

Property description

Luxurious single-family home (240 m²) in Hanioti, Kassandra, on a 1,500 m² private lot.

This impressive villa, built to the highest standards, is for sale amidst lush natural surroundings. The property offers complete privacy and breathtaking views. Enjoy a truly magnificent and enchanting sunset every afternoon by the pool, as it bathes the horizon in a magical light.

Layout & Features

Three levels: Comfortable and functional layout. 5 spacious bedrooms: Ideal for large families or guests. 2 modern bathrooms:

Fitted with high-quality materials.

Central Area: Open-concept living/dining area and modern, fully equipped kitchen.

Energy-efficient fireplace: A focal point of the living area, providing warmth and coziness.

Large terrace: Direct access from the living room with a view of the pool and the sea.

Comfort, Heating & Security:

The property is being sold partially furnished.

Security doors and integrated alarm system.

Soundproof windows with electric shutters. Air conditioning in all rooms. Independent heating system with oil-filled radiators (Kiturami boiler for heating and hot water).

Outdoor Area & Amenities

Swimming pool with hot tub: Ideal for relaxation.

Outdoor shower: With hot water after swimming.

Grilling area: Fully equipped space for meals in the garden.

Automatic irrigation: For easy maintenance of the stunning garden.

Storage space: 15 m² outdoor storage room

Parking: Convenient private parking for 6 cars

Location & Beach: Just 260 meters from a stunning beach with golden sand and crystal-clear water.

Shopping: 1,000 meters from the center of cosmopolitan Hanioti (supermarkets, restaurants, cafés, bars).

17 km to the nearest hospital.

Equipment/Features

- Fireplace
- Air conditioning
- Furnished
- Appliances
- Bright
- Internal staircase
- Awnings
- Solar system
- Front steps
- Grill
- Attic
- Vacation home
- Vacation home
- View: Ocean



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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