Konstantin Korakas Immobilien

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Property ID P4939

An interesting apartment building/multifunctional building in a sought-after location in Nafplio’s Old Town!



21100 Alt Nafplio

Unser Angebot

Type of property	House
Kind of property	Residential building
Postcode	21100
City	Alt Nafplio
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 195 m^2
Usable area	approx. 195 m^2
Number of rooms	6
Number of bedrooms	4
Number of bathrooms	4
Plot size	approx. 200 m^2
Purchase price	550.000,00 €
External commission	3,57 % inkl. MwSt. vom Kaufpreis
Condition	In need of renovation
Combustion	Electric
Number of floors	3
Balcony	Yes
Terrace	Yes
Beach	0,50
Town	0,05
Krankenhaus	1 km
Airport	16.500 km

Location

In a leafy and historic location within Nafplio, lies this beautifully situated apartment building with panoramic views.
The property is 3 km from the sea and 150 m from the town.

The location is one of the most beautiful and microclimate praised spots in 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.

Property description

In the heart of the historic city of Nafplio, in a superbly developed and particularly beautiful area of the old town, a unique complex consisting of three independent residential units with a total area of 195 square meters is offered for sale, harmoniously combining traditional architectural style with a high quality of life.

The first residential unit, with a total area of 70 square meters, spans two levels: a ground floor and an upper floor, each measuring 35 square meters. The ground floor features an open, continuous living and kitchen area with exposed natural stone masonry, which lends the space warmth and authentic character.

On the same level is the internal wooden staircase connecting the two levels. The upper level features two bedrooms and a bathroom that is in need of renovation and can therefore be customized to your liking.

On the upper floor of the building, with a separate and independent entrance, there is a particularly bright, open-concept apartment with an area of 72.61 square meters. It features a spacious living room with access to a small balcony offering a beautiful view of Palamidi, two bedrooms, a separate kitchen, and a bathroom, making it a complete and functional living unit.

The third and final unit is located on the ground floor and consists of an independent, open-plan space with high ceilings and a total area of 34.55 square meters, complemented by an internal open gallery of 17.36 square meters.
This unit is in need of complete renovation but offers great potential for use and design. Additionally, this level provides exclusive access to a courtyard, which further enhances its value.

This is an excellent investment opportunity in one of the most picturesque and historic areas of Nafplio, ideal for both personal use and tourist rentals.

Equipment/Features

- Good views
- Air conditioning
- Balcony
- Garden
- Energy efficiency class E
- Storage room
- Pets allowed
- Double-pane windows
- Internal staircase
- Stone house
- Access to paved road
- East-west orientation
- Wooden floors
- Tiles
- Wooden windows
- Renovation needed

Other data

The excellent location of the property, the impressive views and the luxurious architecture make it ideal for a permanent residence or a vacation home, while at the same time it is offered for tourist use and adds unique investment value to one of the most beautiful destinations in Greece.



Your contact person

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