

Property ID A4948

Under Construction: Spacious luxury villa with unobstructed ocean views in the exclusive Chamolia area of Attica!



19023 Chamolia, Markopoulo Mesogaia

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	19023
City	Chamolia, Markopoulo Mesogaia
Country	Greece
Additional geographical information	Athens
Living area	approx. 586 m ²
Usable area	approx. 586 m ²
Number of rooms	7
Number of bedrooms	5
Number of bathrooms	5
Plot size	approx. 917 m ²
Number of sep. toilets	1
Purchase price	790.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2024
Condition	New construction
Number of floors	4
Parking spaces	1 Private parking space 2 Garages
Beach	0,60
Airport	10 km
Available from (text)	immediately

Location

Chamolia is one of the most exclusive and discreet residential areas in East Attica. The area captivates visitors with its unspoiled landscape, sparse development, tranquility, and high level of security.

At the same time, it offers excellent access to Athens International Airport, the region's beaches, and attractions of particular natural and cultural interest.

This provides the ideal combination of privacy and the convenience of daily travel.

Property description

There are homes that simply meet basic living needs, and there are properties that offer the opportunity to create a truly special living space.

This villa currently under construction in Chamolia undoubtedly falls into the second category, as it combines spacious rooms, an excellent location, and the freedom to design it according to the new owner's wishes.

The building has a total area (living/usable space) of 586 m², including the basement, and is situated on a 917 m² private lot.

Construction is well underway, allowing for the selection of finishing materials, decorative elements, and the floor plan to tailor the final result entirely to the buyer's personal style and needs.

The property's functionality is one of its greatest advantages.

All four floors are connected by both an interior staircase and an elevator, providing convenient access for all family members and visitors. The basement features two covered parking spaces and two storage rooms.

However, the generous floor space allows for flexible use and offers a wide range of design possibilities, tailored entirely to the owner's needs.

The ground floor is designed as a self-contained living unit with three bedrooms, two bathrooms, and a particularly comfortable, open-concept living, dining, and kitchen area.

Direct access to the surrounding area and the large porches create ideal conditions for everyday life, while the separate living level also makes it suitable for renting to guests or as an investment property.

The first floor features a spacious, open-concept kitchen with a living and dining area, a bedroom with an en suite bathroom, and a guest restroom.

The attic can be configured either as a particularly spacious bedroom or as a living area and also includes a bathroom.

Equipment/Features

The attic can be designed either as a particularly spacious bedroom or as a living area and also features a bathroom.

The large verandas on both levels offer a sense of freedom and an unobstructed ocean view, which serves as the focal point of the home and provides unique vistas at any time of day.

The surrounding grounds offer a variety of design options for a swimming pool, terraces, a lush garden, and entertainment areas. This creates a private atmosphere that combines luxury, comfort, and relaxation.

- In a residential community
- Ocean view



- Elevator
- Balcony
- Garden
- Storage room
- Pets allowed
- Internal staircase
- Attic
- Country house
- Mountain view
- Panoramic view
- Paved driveway
- Bright
- Unfinished
- Excellent condition

Nearby:

- Airport
- Beach
- Church
- Restaurant

Other data

This is a rare opportunity to acquire a property with great potential.
It offers the new owner not only a home, but also the opportunity to build an aesthetically sophisticated villa in one of Attica's most sought-after coastal locations.



Your contact person

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