Property ID P4951

A unique villa in an elevated location just outside Nafplio, offering ocean views and privacy.



21100 Ag. Andrianos - Nea Tiryntha, 2518440 1

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	21100
City	Ag. Andrianos - Nea Tiryntha
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 374 m^2
Usable area	approx. 374 m^2
Number of rooms	9
Number of bedrooms	5
Number of bathrooms	5
Plot size	approx. 9.163,97 m^2
Purchase price	950.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	1992
Condition	Renovated
Combustion	Oil
Heating type	Autonomous heating
Number of floors	2
Parking spaces	5 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	7
Village	1
Town	7
Krankenhaus	7 km
Airport	160 km

Location

Argolis
The Nafplio region is one of Greece's top tourist destinations year-round

Property description

On the hill of Agios Adrianos, one of the most sought-after locations in Argolis, a unique single-family home with a total area (living/usable space) of 374 m^2 is for sale. The property is situated on a private lot of 9,163 m^2 and combines absolute privacy, unobstructed views, and excellent potential for use.
The property is situated in a privileged location, nestled in a green landscape of olive groves and gently rolling terrain, offering a daily life filled with tranquility and quality of life.

From every level of the house, you can enjoy an unobstructed panoramic view of Nafplio, the Argolic Gulf, the historic Palamidi Fortress, and the surrounding mountainsa backdrop that changes uniquely from sunrise to sunset. Despite the complete sense of seclusion, the city of Nafplio is less than ten minutes away, making the property ideal as both a primary residence and a vacation home. Agios Adrianos has been one of the most sought-after areas in the wider Nafplio region for many years, as its location offers the perfect combination of natural surroundings, easy access to the beaches, and direct access to all the city's amenitieswithout the constraints of everyday city life.

The steadily rising demand for real estate in this region further strengthens the property's long-term investment value. The house spans two levels and features five bedroomsone of which is the master bedroomthree bathrooms, a separate toilet, two fully equipped kitchens, and four living areas.
It was built in 1992 and recently underwent extensive renovation, resulting in an ideal blend of modern aesthetics and functionality. Large glass surfaces and spacious terraces make the most of the exceptional views and allow plenty of natural light into the interior.

Equipment/Features

The size of the lot, the unique location, and the functional design also make the property ideal for use as a boutique villa or a small, high-end guesthouse. The property features independent oil heating, air conditioning, a solar water heater, a boiler, aluminum-framed double-glazed windows, energy efficiency class B+, an alarm system, security cameras, water tanks, an automatic irrigation system, storage rooms, a fitness room, an office, BBQ area, and five outdoor parking spaces.

Ocean view
Fireplace
Air conditioning
Internet
Swimming pool
Balcony
Garden
Storage room
Pets allowed
Security door
Alarm system
Solar water heater
Boiler
Double-glazed windows
Interior staircase
Grill
Trees

Automatic irrigation
Lawn
Country house
Mountain view
Panoramic view
Paved driveway
Bright
Tiled floors
Aluminum window frames
Excellent condition
View of greenery

Other data

The outdoor areas were designed with a special focus on comfort and privacy. The centerpiece is the impressive 78 m^2 swimming pool, which is surrounded by spacious relaxation areas, well-manicured gardens, and mature vegetation, creating the perfect atmosphere for relaxation or entertaining guests.
One of the property's greatest advantages is its flexible floor plan. Areas of the house can easily be used independently of the main living area, allowing for the creation of self-contained guest houses or apartments.

The new owner can use these independent areas as luxurious suites or vacation rentals for short-term leasing, thereby generating a significant source of income while maintaining the privacy of the main house.

This rare opportunity combines the quality of a luxurious private home with the potential for a highly profitable investment in a region where property values and tourist demand are rising steadily year after year.



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