

Property ID P4977

A unique villa with panoramic ocean views and a pool in Gytheion, Laconia.



23200 Gythio

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	23200
City	Gythio
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 255 m ²
Usable area	approx. 255 m ²
Number of rooms	5
Number of bedrooms	4
Number of bathrooms	4
Plot size	approx. 650 m ²
Purchase price	2.000.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	1936
Condition	Completely renovated
Combustion	Electric
Heating type	Autonomous heating
Number of floors	2
Elevator	No lift
Cable Sat TV	Yes
Parking spaces	2 Parking spaces in a parking garage
Balcony	Yes
Terrace	Yes
Available from (text)	immediately

Location

Not far from Cape Tenaro, the estate is situated on a hilltop with a sweeping view to the west over the Gulf of Messini (Kalamata).

Property description

In the heart of the laconic Mani region, in one of the most exclusive yet discreet locations in the wider Gythio area, a truly exceptional villa with 255 m² of living space on a 650 m² lot is for sale.

The location offers a unique balance between absolute privacy and close proximity to everything that makes this region so desirable: crystal-clear waters, the marina, and the picturesque harbor of Gythio, as well as traditional taverns, cafés, shops, and the main attractions all within easy reach, without compromising the property's tranquility and privacy.

The house was built in 1936 and completely renovated in 1990. Since then, it has been continuously modernized with great care and high-quality finishes, preserving its authentic character while incorporating all modern amenities. The property's excellent condition reflects the owners' ongoing care and appreciation and gives the impression of a home that is ready to move into without any further investment.

The ground floor features an enclosed two-car garage and a completely independent apartment with two bedrooms, a living area, a kitchen, and a bathroom. This area is ideal for guests, staff, or even as a standalone vacation rental, offering complete independence without compromising the privacy of the main house.

The main residence is located on the first floor, accessible via both the internal elevator and the elegant interior staircase. Here you'll find two spacious bedrooms, a light-filled living room with ocean views, a modern kitchen, two luxurious bathrooms, and a separate utility room.

Equipment/Features

Large windows let plenty of natural light into every room, while the spacious terraces harmoniously extend the living area outdoors and offer a spectacular, unobstructed panoramic view of the endless blue of the sea, the lush landscape, and the mountains of Mani. A special highlight is the rooftop terrace, which offers an exceptional space for relaxation and socializing.

The swimming pool with unobstructed ocean views, the fully equipped BBQ area, and the spacious terraces create the perfect setting for summer evenings, moments of relaxation, and unforgettable gatherings with family and friends. It's a place you'll be reluctant to leave, as the landscape reveals itself in a new light at every hour of the day.

The property's natural hillside location has been optimally utilized, allowing direct access from the rooftop terrace to the beautifully landscaped garden. Well-maintained lawns, mature trees, ornamental plants, and an automatic irrigation system create a true oasis of tranquility. Also located in this area is the storage room, which offers additional functionality without compromising the elegant overall aesthetic.

- Ocean view
- Fireplace
- Elevator
- Air conditioning
- Swimming pool
- Balcony
- Garden
- Fencing
- Storage room

Furnished
Security door
Alarm system
Video surveillance
Solar water heater
Boiler
Double-glazed windows
Awnings
Interior staircase
Barbecue
Trees
Automatic irrigation
Lawn
Vacation home
Mountain view
Panoramic view
Access to paved road
East-west orientation
Front-facing
Tile flooring
Aluminum windows
Amazingly good condition
Heat pump
Enclosed porch

Other data

The villa features a heat pump for heating and cooling, an internal elevator serving all levels, a storage room, an interior staircase, a swimming pool, a lovingly landscaped garden, an alarm system, security cameras, an automatic irrigation system, lawns, mature trees, and two enclosed parking spaces.

Every detail has been carefully planned to ensure the highest level of comfort, security, and quality of life. This is a rare property that stands out not only for its size or high-quality amenities, but above all for the unique atmosphere it exudes. Here, you can start your day with a view of the sea, enjoy your morning coffee on the spacious terraces, and spend relaxing afternoons by the pool. A truly luxurious residence, ideal as an exclusive primary residence or vacation home, as well as a first-class investment for high-end vacation rentals in one of the most up-and-coming regions of the Peloponnese.



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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