

Property ID P5009

Modern, tasteful villa with a pool and ocean views in a quiet location with good amenities, just 1 hour from Athens!



20150 Nea Almyri, 2565521



Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	20150
City	Nea Almyri
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 154,05 m ²
Usable area	approx. 16,25 m ²
Number of rooms	5
Number of bedrooms	4
Number of bathrooms	3
Plot size	approx. 533,40 m ²
Purchase price	540.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2012
Condition	Sehr gut
Main energy source	Oil
Combustion	Electric
Heating type	Floor heating
Number of floors	2
Parking spaces	1 Private parking space
Balcony	Yes
Terrace	Yes
Beach	2
Village	3
Airport	110 km
Motorway	7 km
Available from (text)	Immediately

Location

Nea Almyri.
 7 km south of the Corinth Canal.

In an absolutely quiet and well-planned location with easy access (5 min. by car) to the town and the beach promenade, the house is situated in a pleasant neighborhood with similar single-family homes.

It is 3 km from the beaches of the nearby town and the main shops. Corinth is 19 km away, and Athens Airport is 110 km away.

Property description

A modern and tasteful single-family villa designed with clean lines. Modern materials and a fluid, open floor plan are sure to impress!

The ground floor features the main living area with an open floor plan, consisting of a living room, dining room, kitchen, and restroom.

The second level features up to 4 bedrooms (3 bedrooms and 1 home office) with access to balconies, a convenient kitchenette, and 3 bathrooms.

The house features electric heating, a boiler, and whole-house air conditioning with independent controls for each room, as well as an installed alarm system with an infrared sensor and cameras.

The outdoor areas are beautifully landscaped, with the swimming pool serving as an extension of the living space in the same area.

There is also a barbecue, an outdoor dining area, an outdoor storage room, a 25 m² sunbathing area, and a small garden adorned with trees.

Equipment/Features

The house is in excellent condition.

- Computerized irrigation system
- The interior and exterior were painted in 2024
- Alarm system with cell phone control and cameras in every room, with motion detectors on all windows and French doors.
- Saltwater pool with automated pH pump.
- Electricity and water supplied via the municipal grid. There is also a battery backup for 2 hours and 2 x 500-liter water storage tanks.

Ground floor: Kitchen/dining room, open-concept living room, half-bath. Living area: 68.90 m².

Upper floor: Bedrooms: 3, Bathrooms: 3, living/office space, hallway, balcony. Living area: 85.15 m².

Plus a 44.16 m² saltwater pool.

1,480 m as the crow flies to the sea.

Purchase price: €540,000, including built-in kitchen and built-in closets.
Furnishings are negotiable upon request.

Other data

An ideal home, both as a primary residence and as a vacation home, with the option to rent it out to tourists.

Its proximity to Athens Airport (about 1 hour), combined with nearby amenities in a quiet, idyllic setting, makes it an attractive property for owner-occupiers, vacationers, and landlords.



Your contact person

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