Property ID P5016

Recently Built: Luxury Stone Villa in ManiArchitecture, Pool, and Ocean Views in Agios Nikolaos!



24022 Agios Nikolaos - Lefktro - Kardamyli, 2552031

Unser Angebot

Type of property	House
Kind of property	Semi-detached
Postcode	24022
City	Agios Nikolaos - Lefktro - Kardamyli
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 100 m^2
Usable area	approx. 100 m^2
Number of rooms	3
Number of bedrooms	2
Number of bathrooms	2
Plot size	approx. 200 m^2
Purchase price	450.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2026
Condition	New construction
Combustion	Wind / Water heat pump
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	1 Private parking space
Balcony	Yes
Terrace	Yes
Airport	55 km

Location

The location is one of this property's greatest advantages.
It is situated in the wider vicinity of the traditional fishing village of Agios Nikolaos and offers convenient access to the beaches and coastal towns of western Mani.

Within walking distance are Pantazi Beach, Stoupa with its famous beaches, and Kardamyli. Restaurants, cafés, and shops for daily necessities are also nearby.

Property description

In Agios Nikolaos, in western Mani, a detached stone house built in 2026 with 100 m^2 of living space is for sale.

It combines the characteristic architecture of Mani with modern design and exceptionally high construction standards.

The house features two bedrooms, two bathrooms, a fully equipped kitchen, and a comfortable living room, with bright and well-maintained rooms.

Natural stone dominates both the facade and select areas inside, creating a modern home that blends harmoniously into the authentic landscape of the Mani.
Special emphasis was placed on construction quality and the materials used.

Brand-name materials and high-quality finishes were used, with attention paid even to the smallest structural and aesthetic details. The same philosophy was applied to the furnishings:

The house is delivered fully furnished with select pieces from renowned manufacturers and appliances, creating an all-around high-quality and particularly appealing overall look.

The house features an autonomous heat pump with individual heating controls for each floor, air conditioning, a solar water heater, a boiler, thermal insulation, and a thermally insulated facade.

The aluminum frames with double glazing optimize the building’s thermal and energy efficiency.
The outdoor area is dominated by the private swimming pool, bordered by stone and landscaped relaxation areas, while the verandas form a natural extension of the interior spaces. From the upper veranda, there is a magnificent view of the sea and the region’s characteristic olive grove landscape.

Equipment/Features

- Ocean view
- Air conditioning
- Internet
- Swimming pool
- Balcony
- Furnished
- Security door
- Solar water heater
- Boiler
- Double-glazed windows
- Interior staircase
- New construction
- Stone
- Country house
- Paved driveway
- Bright
- Tiled floors

- Aluminum window frames
- Excellent condition
- View of the countryside
- Heat pump

Nearby:
- Harbor
- Beach
- Restaurant
- Supermarket

Other data

This completely new-build home impresses with its high-quality construction, elegant stonework, modern amenities, tasteful furnishings, and prime location in western Mania property of the highest standard.

Ideal as a vacation home or permanent residence, as well as for tourist use through short-term rentals.



Your contact person

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