Property ID P5017

A mid-row house with a modern design currently under construction, near Nafplion, 6 km from the beach.



21100 Nafplio - Exostis, 2528117

Unser Angebot

Type of property	House
Kind of property	Center of row
Postcode	21100
City	Nafplio - Exostis
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 84,31 m^2
Usable area	approx. 84,31 m^2
Number of rooms	3
Number of bedrooms	2
Number of bathrooms	2
Plot size	approx. 428 m^2
Purchase price	253.000,00 €
External commission	4,17 % vom Kaufpreis inkl. MwSt.
Year of construction	2026
Condition	Projected
Combustion	Wind / Water heat pump
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Balcony	Yes
Terrace	Yes
Beach	8
Town	4
Krankenhaus	4 km
Airport	160 km
Pets	Yes

Location

With its south-facing, open and peaceful surroundings, this residence is the ideal choice for both permanent and vacation use.

A home that offers warmth, functionality and a unique quality of life, just a few minutes from historic Nafplio

Distance to the sea: 5 km
Distance to the village: 4 km
Distance to the airport: 160 km

Property description

This modern mid-row house is located in a suburb of Nafplioin Exostiswith a total area of 84.31 m^2.

It spans two floors (ground floor and first floor) on a 428 m^2 lot in the quiet neighborhood of Exostis, Nafplio.
The layout of the residential units follows a WEG configuration (similar to how townhouses are divided in Germany).

The house features a functional floor plan with 2 comfortable bedrooms, 2 modern bathrooms, an open-concept living and kitchen area, and an interior staircase connecting the two floors.

The east-facing orientation, the open floor plan, and the large windows ensure plenty of natural light and excellent ventilation.

The construction project is currently underway and meets modern energy efficiency standards. It has an energy efficiency rating of Class A, individual heating with a heat pump, separate heating systems for each floor, a solar water heating system, thermally broken aluminum frames with energy-efficient double-glazing, and tile floors.

This offers a high level of living comfort with low energy costs. Additional features include a security door, fly screens, a spacious terrace, and the option to keep pets.

Equipment/Features

-Beautiful view
-Distance to the airport: 160 km
-Balcony
-Pets allowed
-Security door
-Solar water heater
-Double-glazed windows
-Interior staircase
-Paved driveway
-Bright
-Facade: Under construction
-Tiles
-Aluminum frames
-Heat pump
-Enclosed porch

Other data

This forward-facing, sunny, and airy property with unobstructed views is ideal both as a permanent residence and as a vacation home.



Your contact person

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