Property ID P5021

A newly built, charming apartment with character and a shared pool, just 500 m from the beach!



24001 Jalova - Pylos

Unser Angebot

Type of property	Apartment
Kind of property	Condo
Postcode	24001
City	Jalova - Pylos
Country	Greece
Floor	1
Additional geographical information	Peloponnes
Living area	approx. 60 m^2
Usable area	approx. 60 m^2
Number of rooms	3
Number of bedrooms	2
Number of bathrooms	2
Purchase price	440.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2025
Condition	New construction
Combustion	Electric
Heating type	Autonomous heating
Number of floors	1
Cable Sat TV	Yes
Parking spaces	1 Garage
Balcony	Yes
Terrace	Yes
Beach	0,50
Town	8
Krankenhaus	8 km
Airport	41 km
Pets	Yes

Location

The apartment is located about 500 meters from the sea and the beach and is accessible directly from the Gialova coastline.
There you'll find first-class restaurants, traditional taverns, cafés, beach bars, supermarkets, and shops for everyday needs. In the immediate vicinity are Divari's Golden Beach, the famous Voidokilia, Romanos Beach, the Gialova Lagoon, Paleokastro, Nestor's Cave, and Nestor's Palace.

The wider area offers internationally renowned golf courses, luxurious hotel complexes, organized sports activities, and first-class dining.

The picturesque town of Pylos, with its harbor, central square, Niokastro, market, and all major public and private facilities, is approximately 8 km away; historic Methoni,

with its impressive castle, is approximately 19 km away; and Kalamata International Airport is approximately 41 km away.

Property description

In Gialova, one of the most sought-after and fastest-growing beach resorts in Messenia, a rare, newly built 60 m^2 first-floor apartment is for sale.

It combines modern luxury, high energy efficiency, and strong investment potential with the area's prime location and unique natural beauty.
As one of the few newly built apartments available on the Gialova market, this property offers exceptional valueboth as a luxurious vacation home and as an investment with potential for significant tourism development.

Built in 2025, the apartment features modern architecture and carefully selected stone elements.
It has two bedrooms, each with its own bathroom, a bright, open living room, a fully equipped kitchen, and spacious rooms that offer privacy and a high degree of hospitality.

The west-facing orientation, the unobstructed ocean view, and the abundant natural light create an excellent atmosphere, especially at sunset. The residence features individual heating and cooling with a heat pump, energy efficiency class A+, thermally broken aluminum frames, a modern, aesthetically pleasing industrial-style floor, appliances, a storage room, and a security door.

In addition, it offers access to a swimming pool and a landscaped garden, as well as an exclusive outdoor parking spacefeatures that significantly enhance both the quality of living and the property's appeal on the international market for vacation rentals.

The functional floor plan, featuring two master bedrooms, allows for comfortable living for a family or two couples and makes the property ideal for upscale short-term rentals, provided the relevant legal requirements are met.

Equipment/Features

- Ocean view
- Fireplace
- Air conditioning
- Satellite TV
- Internet
- Balcony
- Garden
- Storage room
- Pets allowed

- Trees
- Automatic irrigation
- New construction
- Stone
- Paved driveway
- Aluminum window frames
- Excellent condition
- Commercial property

Nearby:
- Kiosk/convenience store

Other data

The limited supply of new-construction apartments in Gialova, combined with the long tourist season, visitors' high expectations, and the steadily rising demand for high-quality accommodations near the sea, creates particularly positive prospects for occupancy rates and annual revenue.

Actual performance depends on pricing, occupancy rates, management practices, operating costs, and the owner's tax arrangements.

However, the property's features and location position it within a particularly competitive category of investment properties.

Gialova's investment potential is further strengthened by two strategically important infrastructure projects: the construction and modernization of the approximately 50-kilometer-long Kalamata–Rizomylos–Pylos–Methoni highway, which is intended to significantly improve accessibility, traffic safety, and the connection between southwestern Messenia and Kalamata, as well as the comprehensive development and modernization program for Kalamata International Airport, with planned investments of over 125 million euros.

These projects will further improve accessibility, international tourism, and the region's overall development prospects.

This property is not only a modern residence near the sea, but also a rare opportunity to acquire a newly built, energy-efficient, and luxurious apartment in one of the most up-and-coming regions of the Peloponnese ideal for personal use, as a vacation home, or as an investment with long-term appreciation potential.



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