Property ID P5038

New Construction! Modern, luxury stone villa in the Mani architectural style, with a pool and stunning ocean views in Agios Nikolaos!



24022 Agios Nikolaos - Lefktro - Kardamyli, 1988684

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	24022
City	Agios Nikolaos - Lefktro - Kardamyli
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 139 m^2
Usable area	approx. 139 m^2
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 685 m^2
Purchase price	535.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2026
Condition	New construction
Heating type	Central heating system
Number of floors	2
Cable Sat TV	Yes
Parking spaces	3 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,40
Village	0,70
Town	4,70
Einkaufsmöglichkeit	0,70 km
Gastronomy	0,70 km
Krankenhaus	4,70 km
Airport	53 km

Location

Distance to the sea: 400 m
Distance to the city: 4.7 km
Distance to the village: 700 m
Distance to the airport: 53 km

The residence’s greatest advantage is its location: Just a five-minute walk away is the famous Pantazi Beach with its turquoise waters and fine sandideal for moments of tranquility and direct contact with the sea.

Not far from there, the fishing village of Agios Nikolaos charms visitors with its taverns, traditional cafés, and picturesque harbor, while the nearby Kalogria Beach entices with its crystal-clear water and natural beauty.

The Mani region of Messinia, with its stone villages, the trails of the Taygetos Mountains, and the tranquility of the olive groves, offers experiences that combine authenticity, nature, and culture.

Property description

Nestled amid the lush olive groves of the Messinian Mani, just a few minutes' walk from the picturesque fishing village of Agios Nikolaos, this unique, two-story stone house is taking shape.

It combines the authenticity of Mani architecture with the understated luxury of modern living, offering a harmonious blend with nature and the soft light of the surroundings.

On the ground floor, the entrance leads into an open kitchen with an adjoining living room, where the fireplace creates a cozy and inviting atmosphere.
Also on this level are a bedroom and a bathroomideal for comfortable daily living.

An interior staircase leads to the first floor, where two spacious bedrooms offer comfort and privacy.

The west-facing balcony offers a magnificent view of the Gulf of Messinia.
The sunsets, with their golden and violet hues, turn every moment into an unforgettable experience full of relaxation and emotion.

Outdoors, the swimming pool stands outan oasis of coolness and tranquility surrounded by greenery, perfectly complementing the luxurious and relaxed ambiance.

The high-quality building materials guarantee durability and energy efficiency, while the traditional combination of stone and wood lends authenticity and timeless beauty.

Equipment/Features

- Ocean view
- Air conditioning
- Internet
- Swimming pool
- Balcony
- Fireplace
- Swimming pool

- Garden
- Pets allowed
- Double-glazed windows
- Internal staircase
- Trees on the property
- New construction
- Country house
- Access via country road
- Under construction
- Tiled floors
- Aluminum window frames

Nearby
- Shops
- Beach
- Church
- Hospital
- Pharmacy
- School
- Gas station
- Restaurant
- Supermarket
- Town square
- Hotel
- Kiosk/convenience store

Other data

This residence is more than just a house; it embodies a way of life in Mani that only Mani can conveyauthentic, impressive, and deeply rooted in tradition.



Your contact person

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