Konstantin Korakas Immobilien

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Property ID H5067

5 corner apartments, completely renovated, with ocean views in a prime location in Akti Salonikiou / Sithonia.



63078 Akti Salonikiou

Unser Angebot

Type of property	House
Kind of property	Residential building
Postcode	63078
City	Akti Salonikiou
Country	Greece
Additional geographical information	Halkidiki
Living area	approx. 217 m^2
Number of rooms	6
Number of bedrooms	6
Number of bathrooms	5
Plot size	approx. 1.500 m^2
Purchase price	670.000,00 €
External commission	3,57 % inkl. MwSt. vom Kaufpreis
Year of construction	1985
Condition	Completely renovated
Latest renovation	2013
Combustion	Electric
Heating type	Electric heating
Number of floors	2
Parking spaces	1 Private parking space
Balcony	Yes
Terrace	Yes
Beach	0,30
Village	2
Town	7
Einkaufsmöglichkeit	3 km
Gastronomy	1 km
Krankenhaus	33 km
Airport	100 km
Motorway	10 km
Available from (text)	immediately
Pets	Yes

Location

Akti Salonikiou is one of the most sought-after coastal resorts in the Sithonia region, combining tranquility, nature, and ocean views. The sandy beach with its crystal-clear waters has been awarded a Blue Flag and is just a few minutes' walk away. With its clear waters, the view extends all the way to Mount Athos.

The area is characterized by olive groves, low-rise buildings, and privacy. At the same time, the most important destinations are nearby: Agios Nikolaos (approx. 7 km),

Nikiti (approx. 11 km), Ormos Panagias (about 10 minutes), and Thessaloniki Airport (about 100 km, about 1.5 hours). Taverns are within walking distance. The fishing village of Pyrgadikia and the mountain village of Metagitsi are also nearby.

Property description

This is a family-run hospitality property (boutique hospitality) with unobstructed ocean views and an established, successful rental system in Sithonia, Halkidiki.
The character, hospitality, and identity of this special place are seeking a buyer who wishes to carry on this legacy with passion and joy.

The Deluxe Apartments have been family-run since 1982 and have established themselves over decades as a destination for returning visitors from Germany, as well as from
Austria, Switzerland, the United Kingdom, and many other European countries.

Four fully equipped vacation apartments are spread across three levels, along with a private apartment that combines personal use with rental opportunities.
Each apartment features an open, bright living/sleeping area, a separate kitchen with modern built-in appliances, a bathroom, and a large terrace or covered balcony with a view.
On the ground floor, there are two additional bedrooms as well as a fireplace/stove.
The ground floor and first floor were renovated in 2011; the second floor followed in 2021 with a radical renovation and roof insulation, along with the addition of an electronic card lock.

Ground Floor: 2 x studio apartments

1st Floor: 1 x 2-room apartment

2nd Floor: 2 x studio apartments

The peak season runs from June through the end of September. Prices per night:
Ground-floor apartments starting at 90 € per night
Deluxe (upper floors) starting at 130 € per night
Off-season: April/May – October (heating via air conditioning units)

Water supply via the municipal water system and, additionally, a cistern fed by the on-site well listed in the land registry.
The property is fully legalized. It is a corner lot (as shown in the photo). The total lot area is 4,500 m^2, and there is a horizontal property division (similar to a WEG in Germany); the portion of the lot for exclusive sole use is 1,500 m^2.

Equipment/Features

• Blue Flag Award-winning beach, within walking distance (300 m)
• Unobstructed ocean view all the way to Mount Athos
• Four beaches in the immediate vicinity
• Peaceful, natural surroundings with olive groves
• Taverns and amenities within walking distance
• International mix of owners and guests, high demand
• Unobstructed sea views through olive groves
• Pavilion (pergola) and barbecue area • Outdoor shower
• Modern air conditioning units in all rooms (cooling and heating)
• Fireplace/stove in the first-floor apartment
• Solar water heater
• Fully furnished • Electronic card-operated lock (2nd floor)
• 6 parking spaces with garage
• Operations can continue uninterrupted
• Hospitality experience: additional benefits (local products, olive oil, transportation, excursions).
• Catering network: an ideal combination for a catering professional with their own network
• The cadastral certificates/extracts are complete and up to date.
• The lease agreement is legally registered
• The property is fully furnished and ready for operation.

Other data

The property has been continuously leased since 2013 and has received over 60 verifiable positive reviews, as well as a loyal customer base.

It boasts a proven, successful, and well-established rental cycle with a good reputation.

The foundation is there, the system worksthe next owner will be building on a finished project



Your contact person

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