

Property ID H5091

Detached, furnished villa in the heart of a quiet, well-maintained neighborhood near Nikiti.



63088 Sithonia Nikiti, 1187

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	63088
City	Sithonia Nikiti
Country	Greece
Additional geographical information	Halkidiki
Living area	approx. 200 m ²
Usable area	approx. 200 m ²
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	1
Plot size	approx. 2.700 m ²
Purchase price	690.000,00 €
External commission	3,57 % vom Kaufpreis inkl. MwSt.
Year of construction	1990
Condition	Well maintained
Combustion	Oil
Heating type	Central heating (oil)
Number of floors	3
Cable Sat TV	Yes
Parking spaces	1 Private parking space
Balcony	Yes
Terrace	Yes
Beach	0,20
Village	3,50
Airport	88 km
Available from (text)	immediately

Location

Nikiti is one of the most popular and stylish destinations in Chalkidiki. The town is located on the western side of Sithonia and combines the traditional beauty of an old Macedonian village with a lively coastal community that comes alive during the summer months.

The historic town center, with its stone houses and picturesque alleys winding up the hillside in terraces, transports visitors to another era. Here, you can enjoy peace and quiet and authentic hospitality, as well as discover the flavors and specialties of traditional Chalkidiki. Just a few minutes away lies the coastal area of Nikiti, offering numerous options for dining, cafés, entertainment, and accommodations right by the sea.

The beach, with its crystal-clear waters and breathtaking sunsets, is ideal for families, couples, and travelers alike who are seeking relaxation combined with the special charm of a Greek summer.

The real estate market in Nikiti is particularly attractive, offering a wide selection of high-quality residential properties, modern maisonettes and apartments with ocean views, as well as traditional houses in the historic town center. The town is a popular location for investments that combine lifestyle, natural beauty, and dynamic tourism development.

Nikiti is not just a travel destination, but an experience that perfectly blends tradition and modern lifestyle, making it an excellent choice for both a vacation home and a permanent residence.

Property description

A furnished, detached house on three levels with a total area of 200 m² is for sale, just 200 meters from the ocean. The property features 4 spacious bedrooms, a living room, a kitchen, and 3 bathrooms, offering comfortable living for families or groups of friends. Built in 1990, the house has an energy efficiency rating of C, features individual oil heating, and offers a magnificent view of the open horizon.

Equipment/Features

The window frames are made of wood, while the floors are a combination of stone and wood, giving the house a warm and elegant atmosphere. The security door and built-in closets provide additional functionality and security. The garden is ideal for relaxing, while features such as air conditioning, appliances, and a BBQ area enhance comfort and convenience.

An interior staircase connects the different levels of the house and provides easy access to all areas. The property is in an excellent location, 35 kilometers from the nearest city and 3.5 kilometers from the village. The airport is 88 kilometers away. An ideal home for enjoying summer vacations or living year-round by the sea!

Other data

- Living area: 200 m²
- Window frames: Wood
- Floors: Stone and wood
- Door: Security door
- Cabinets: Built-in cabinets
- Garden: Private
- Garden area: 2,000 m²
- Air conditioning (A/C)
- Furnished



- Appliances
- Unobstructed view
- Interior staircase
- Luxurious
- BBQ
- Vacation rental
- Vacation rental
- View: Unobstructed horizon



Your contact person

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