

Property ID H5093

A well-maintained, furnished duplex apartment in an ideal location near the sea in Kassandra.



63077 Kassandra, 1133

Unser Angebot

Type of property	Apartment
Kind of property	Duplex apartment
Postcode	63077
City	Kassandra
Country	Greece
Floor	1
Additional geographical information	Halkidiki
Living area	approx. 140 m ²
Usable area	approx. 140 m ²
Number of rooms	3
Number of bedrooms	2
Number of bathrooms	3
Purchase price	270.000,00 €
External commission	3,57 % vom Kaufpreis inkl. MwSt.
Year of construction	2003
Condition	Well maintained
Combustion	Electric
Heating type	Electric heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	1 Private parking space
Balcony	Yes
Terrace	Yes
Beach	1,30
Village	3,50
Town	32,80
Airport	83 km
Available from (text)	immediately

Location

The location is particularly noteworthy: The ocean is just 1,300 meters away, the nearest town is 32,800 meters away, and the village is 3,500 meters away. This makes all amenities easily accessible. The airport is 83,000 meters away, making the property ideal as a permanent residence or vacation home. Don't miss this opportunity to purchase this unique property!

Elani is one of the most exclusive yet unassuming locations on Kassandra. The unique natural landscape combines an amphitheater-like ocean view with a dense pine forest. The character of the region is defined by absolute tranquility, low building density, and the absence of mass tourism factors that ensure long-term value stability. The real estate market in Elani focuses exclusively on high-end construction projects, private vacation homes, and select plots of land with potential for careful

development. The region is suitable both for owner-occupancy and for limited, targeted tourist use with a focus on “low-footprint luxury.”

Its proximity to areas with more developed commercial infrastructure, such as Kallithea and Polychrono, further strengthens the region’s investment profile.

Elani is a place for people who invest in quality rather than excessive visibility, in aesthetics rather than commercialism. It is an investment offering stable returns, a discreet presence, and long-term value.

Property description

For sale is a beautiful, furnished duplex on three levels with a total area of 140 m², offering the ideal balance between comfort and elegance. The property features 3 spacious bedrooms, a bright living room, a fully equipped kitchen, and 3 modern bathrooms, making it ideal for the needs of a family or a group of friends.

Equipment/Features

Built in 2003, this duplex has an energy efficiency rating of D and individual electric heating that provides warmth and comfort year-round. The aluminum windows and stone floors lend the property a touch of luxury, while the fireplace creates a cozy atmosphere on cold winter evenings.

The property is equipped with air conditioning and appliances. Awnings and the outdoor BBQ area are perfect for endless summer evenings with friends and family. An interior staircase connects the different levels comfortably and stylishly.

Other data

- Living area: 140 m²
- Window frames: Aluminum
- Floors: Stone
- Door: Standard door
- Fireplace
- Air conditioning (A/C)
- Furnished
- Appliances
- Interior staircase
- Awnings
- BBQ
- Vacation rental
- Vacation rental
- View: Ocean



Your contact person

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