

Property ID H5096

Modern, fully furnished single-family home (row house) just 200 meters from the ocean



63081 Sithonia, 1298

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	63081
City	Sithonia
Country	Greece
Additional geographical information	Halkidiki
Living area	approx. 142 m ²
Usable area	approx. 142 m ²
Number of rooms	3
Number of bedrooms	2
Number of bathrooms	4
Plot size	approx. 400 m ²
Purchase price	650.000,00 €
External commission	3,57 % vom Kaufpreis inkl. MwSt.
Year of construction	2022
Condition	Sehr gut
Combustion	Electric
Number of floors	3
Cable Sat TV	Yes
Parking spaces	1 Private parking space
Balcony	Yes
Beach	0,20
Village	0,50
Airport	89 km
Available from (text)	immediately

Location

The location is another major advantage. The sea is just 200 meters away, while the village is only 250 meters away, offering easy access to shops, restaurants, and everyday amenities. Thessaloniki Airport is about 89 km away.

An excellent choice in Sithonia for anyone looking for a modern, spacious, and fully equipped property near the seawith a private garden and all the amenities for comfortable living and year-round use.

Property description

In a prime location in Paralia Nikiti on Sithonia, just 200 meters from the deep-blue sea and only 250 meters from the village, a modern and fully furnished duplex with a total area of 142 m² is for sale.

Built in 2022 and rated Energy Efficiency Class A, this property combines modern construction, high energy efficiency, and comfort, making it an excellent choice for both personal use and as an investment.

Equipment/Features

The duplex spans two levels and features three comfortable bedrooms, a spacious kitchen-dining area, and four bathrooms. It thus offers excellent functionality and privacy for families or larger groups.

The spacious interior and the internal staircase create a harmonious sense of openness and spatial connection. Large windows provide ample natural light and sweeping views of the open horizon.

The property features aluminum windows with double glazing and fly screens, a security door, tile floors, built-in closets, air conditioning, and appliances. A solar water heater further enhances energy efficiency and saves on daily utility costs. One of the property's greatest advantages is the beautiful garden an ideal place to relax, spend time with family, and for children to play.

The outdoor area also features a BBQ area and plenty of open space, creating the perfect setting for summer meals and social gatherings with friends and family.

Additional features include a parking space and a storage room, which provide practical convenience and the necessary storage space for a modern vacation home.

Other data

- Living area: 142 m²
- Kitchen-diner
- Window frames: Aluminum
- Floors: Tile
- Door: Security door
- Closet: Simple built-in closet
- Garden: Private
- Garden area: 40 m²
- Parking: Outdoor parking space
- Storage room
- Air conditioning (A/C)
- Furnished
- Appliances
- Unobstructed view
- Bright
- Double-glazed windows



- Screen doors
- Interior staircase
- Solar water heater
- Painted
- Master bedrooms: 3
- Luxurious
- BBQ
- Vacation rental
- Vacation rental
- View: Open horizon
- Access: Paved road



Your contact person

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