Konstantin Korakas Immobilien

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Property ID P5099

# A well-maintained apartment with a direct ocean view, located just a few meters from the sea in Elafonisos.




**23052 Elafonisos - Lakonia, 2469425**

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# Unser Angebot

| | |
|---|---|
| **Type of property** | Apartment |
| **Kind of property** | Flat |
| **Postcode** | 23052 |
| **City** | Elafonisos - Lakonia |
| **Country** | Greece |
| **Floor** | 1 |
| **Additional geographical information** | Peloponnes |
| **Living area** | approx. 110 $m^2$ |
| **Usable area** | approx. 110 $m^2$ |
| **Number of rooms** | 5 |
| **Number of bedrooms** | 4 |
| **Number of bathrooms** | 2 |
| **Purchase price** | 200.000,00 € |
| **External commission** | 4,76 % vom Kaufpreis inkl. MwSt. |
| **Year of construction** | 1985 |
| **Condition** | Sehr gut |
| **Number of floors** | 1 |
| **Terrace** | Yes |
| **Beach** | 5 |
| **Pets** | Yes |

## Location

The port of Gerakas, one of the hidden treasures of Laconia, is one of the few natural fjords in Greece.

With its calm waters, the rare beauty of the wetland and the authentic atmosphere of a traditional fishing village, it offers an ideal setting for those seeking tranquillity, natural beauty and quality seaside living.

## Property description

In the heart of Elafonisos, a first-floor apartment with a total area of 93 $m^2$ is for sale. The property also includes a separate 17 $m^2$ attic room and a private rooftop terrace with a BBQ and breathtaking panoramic views.
The apartment is located in one of the island's most desirable locations, with direct access to the market, taverns, shops, and, of course, the beautiful beaches of Elafonisos.

The property consists of a comfortable living room, a separate kitchen, three spacious bedrooms, and two bathrooms, offering a high standard of living whether used as a permanent residence, a vacation home, or for tourist purposes.

The separate 17 $m^2$ attic room features an additional bedroom, offering an ideal solution for accommodating guests or creating a self-contained living space. The interior of the property is in excellent condition and is ready to move into immediately. The exterior of the building requires renovation work, giving the new owner the opportunity to enhance its curb appeal and significantly increase the value of their investment.

The true gem of the property is the private rooftop terrace. With a built-in BBQ and a unique, unobstructed view, it is the ideal place for relaxing, sharing meals with family, and enjoying balmy summer evenings under the starry sky of Elafonisos.

**Equipment/Features**

- Good visibility
- Ocean view
- Balcony
- Garden
- Storage room
- Furnished
- Pets allowed
- Indoor staircase
- BBQ
- Vacation home
- Access via paved road
- East-west orientation
- Marble floors
- Tile flooring
- Wooden windows
- Good condition

**Other data**

A rare real estate opportunity that combines a prime location, spacious interiors, a unique view, and significant potential for use on one of the most beautiful islands in the Mediterranean.



**Your contact person**

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