Property ID P5131

An exceptional, high-end luxury villa with a pool in a prime location on the coast of Kalamata!



24100 Kalamata, 2641500

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	24100
City	Kalamata
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 285 m^2
Usable area	approx. 285 m^2
Number of rooms	6
Number of bedrooms	3
Number of bathrooms	4
Plot size	approx. 2.500 m^2
Number of sep. toilets	1
Purchase price	1.300.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2023
Condition	New construction
Combustion	Electric
Heating type	Autonomous heating
Number of floors	3
Parking spaces	4 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,05
Town	1
Krankenhaus	1 km
Airport	7 km

Location

This is a rare beachfront property in Kalamata that combines a large lot, a 285 m^2 residence, a private swimming pool, high-quality construction, modern technologies, versatile hospitality options, and significant development potential.

The location, proximity to the sea and the marina, the property's privacy, and the potential for future development make this property particularly attractive both as a private residence and as an investment.

The Kalamata marina is just a fifteen-minute walk away; the beach, sports facilities (including tennis and soccer fields), and the bike path are also in the immediate vicinity.

Property description

We are pleased to offer for sale an exceptional villa in a prime location on the coast of Kalamataideal for anyone seeking to combine immediate proximity to the sea with comfort, privacy, and excellent access to the city's infrastructure.

The property is situated on a plot of approximately 2,500 m^2 and features two separate entrances: one from the street and one from the sea.
The total living area of the house is approximately 285 m^2 (including the lower level). The building consists of a ground floor (approx. 120 m^2), an upper floor (approx. 45 m^2), and a basement (120 m^2), which serves as an extremely functional and fully usable living area.

The outdoor area is one of the property's highlights. The lovingly landscaped garden features a private pool (approx. 40 m^2), complemented by a covered outdoor area with a lounge corner and an outdoor kitchen.

This area forms a natural extension of the living spaceideal for everyday life, shared meals, and social gatheringsand creates a harmonious outdoor living experience centered around the pool and garden.

In addition, the property has its own well, which ensures the water supply for the pool and garden irrigation.

The main living area comprises a spacious living and dining room, a fully equipped kitchen, and a guest restroom. Large windows allow plenty of natural light into the interior and provide a direct view of the garden and the swimming pool.

The master bedroom, designed as a private suite, is located on the upper floor. A special highlight is the spacious, private terrace of approximately 60 m^2, which offers an unobstructed ocean view. The suite includes its own bathroom and a refrigerator, ensuring a high degree of privacy and independence. Access to this floor is available via both an internal marble staircase and the building's elevator.

Equipment/Features

- Ocean view
- Elevator
- Internet
- Swimming pool
- Balcony
- Garden
- Pets allowed
- Solar water heater
- Playroom

- Double-glazed windows
- Internal staircase
- Trees
- Lawn
- Country house
- Mountain view
- Paved driveway
- Bright
- Tile flooring
- Aluminum window frames
- Excellent condition
- Heat pump
- Solar system

Nearby:
- Airport
- Beach
- Gas station
- Restaurant
- Supermarket
- Plaza
- Park
- Stadium
- Hotel
- Kiosk/convenience store

Other data

The basement serves as an additional, versatile space tailored to the family's various needs.

It includes a third bedroom with an en suite bathroom, a playroom, a fitness room, and a utility room, offering ample space for guests, leisure activities, exercise, and household tasks.

This level helps keep the main living areas uncluttered and functional, while also offering additional privacy and flexibility.

The property includes three covered parking spaces; the layout of the lot and the two entrances also provide a high level of practical convenience in everyday life. The ground floor is designed so that different living areas can be used simultaneously, offering maximum comfort to both owners and guests. Part of this level functions as a self-contained guest suite, equipped with its own living area, kitchen, and en suite bathroom.

The self-contained layout of this area makes it ideal for accommodating guests or family members, while also offering flexibility for alternative uses depending on the owner's needs.



Your contact person

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