Konstantin Korakas Immobilien

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Property ID P5132

A well-maintained complex with unobstructed panoramic ocean views in an excellent location, just 1 km from the ocean!



24011 Avlonas- Messenien, 2640942

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Unser Angebot

Type of property	House
Kind of property	Residential building
Postcode	24011
City	Avlonas- Messenien
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 1.900 m^2
Usable area	approx. 1.900 m^2
Number of rooms	25
Number of bedrooms	25
Number of bathrooms	25
Plot size	approx. 10.000 m^2
Purchase price	1.800.000,00 €
External commission	3,57 % vom Kaufpreis inkl. MwSt.
Year of construction	2000
Condition	Sehr gut
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	15 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	1

Location

The villa's location is equally impressive, with a south-facing aspect and unobstructed panoramic views of the sea and the Messinian Oinousses Islands.

The villa is close to beaches, supermarkets and restaurants and offers easy access to everything you need.

The neighborhood is particularly quiet, making it ideal for families and couples.

Property description

Property in Avlona, in an excellent location, just 1 km from the sea and the beach, with good access to the city center, restaurants, a supermarket, a school, the town square, a church, and the market.

This exceptional property, with a total area of 1,900 m^2, spans two levels (ground floor and first floor) and is situated on a beautifully landscaped 10,000 m^2 lot.

The size of the building and the property offers significant development potential and makes it an extremely attractive investment in the tourism sector. The hotel was built in 2000 and features 25 rooms and 25 bathrooms.

Its current condition is described as very good. It is particularly noteworthy that the property has never been in operation.

This presents a rare opportunity for the new owner, as it is a large, largely unused hotel complex that can be adapted to meet the modern demands of the tourism market.

With targeted and relatively minor renovations, the property can be transformed into a distinctive and competitive hotel with the potential for a unique identity and significant added value. The 1,900 m^2 of building area, combined with the vast 10,000 m^2 lot, offers a rare combination of size, space, and potential.

The property features 15 open parking spaces, a large garden with a lawn and trees, an automatic irrigation system, and comfortable outdoor areaselements that can be utilized and further highlighted in the context of a modern tourism development.

Inside, the property features bright, airy, and sunny rooms, an interior staircase, tile and marble floors, aluminum window frames, and a solar water heating system.

It has an energy performance certificate rated Class E, and its southwest orientation enhances the brightness and sense of open space.

Equipment/Features

- Ocean view
- Balcony
- Garden
- Storage room
- Pets allowed
- Solar water heater
- Indoor staircase
- Trees
- Automatic irrigation
- Lawn
- Paved driveway
- Bright
- Marble floors
- Tiles
- Aluminum window frames
- Very good condition
- View of greenery

Nearby:
- Bus stop
- Convenience stores
- Beach
- Church
- Bank
- ATM
- School
- Gas station
- Restaurant
- Supermarket
- Town square
- Kiosk/convenience store

Other data

This is a rare opportunity to acquire a large, previously unused hotel in an excellent location and in very good condition.

The property is suitable for tourism and, with appropriate architectural and functional modernization, can be developed into a unique, high-end hotel that makes optimal use of the complex’s impressive size and the expansive natural surroundings of the property.



Your contact person

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