Property ID H5133

Stunning villa with two sea viewswest and eastin a prime location in Nea Potidea, just 150 meters from the sea!



63077 Kassandra, 16731731

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	63077
City	Kassandra
Country	Greece
Additional geographical information	Halkidiki
Living area	approx. 288 m^2
Usable area	approx. 288 m^2
Number of rooms	6
Number of bedrooms	4
Number of bathrooms	2
Plot size	approx. 2.357 m^2
Purchase price	790.000,00 €
External commission	3,57 % inkl. MwSt. vom Kaufpreis
Year of construction	2006
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	3
Parking spaces	4 Private parking spaces 1 Garage
Balcony	Yes
Terrace	Yes
Beach	0,15
Available from (text)	immediately
Pets	Yes

Location

Nea Potidea, on the Kassandra Peninsula (Chalkidiki)

Distance to the sea: 150 meters

Property description

In a prime, elevated location in Nea Potidea, Chalkidiki, just 150 meters from the sea, stands a detached villa with 288 m^2 of living space on a 2,357 m^2 private lot.

A special feature of the property is the panoramic view of two different sides of Chalkidiki. Toward the Toroneos Gulf, the view extends to the Sithonia Peninsula and Mount Athos, while to the west it opens up to the Thermaic Gulf and Mount Olympus, offering breathtaking sunsets.

Built in 2006, the residence spans three floors and features four bedrooms, three bathrooms, two living areas, a kitchen and dining room, a basement, spacious storage rooms, and a covered parking space.

The upper floor features three spacious bedrooms. The master bedroom has an en suite bathroom, while the other two share a second large bathroom.

The middle floor comprises the main living area with an open-concept living, dining, and kitchen space. The marble floor, marble fireplace, and granite countertops in the kitchen lend the room a special charm, while the large windows and balconies make the most of the view and natural light.

The lower level includes an additional bedroom, a living room, and a bathroom, offering comfortable accommodations for guests or family members seeking more independence. Also on this level are a cellar, spacious storage rooms, and an enclosed garage.

Property and Outdoor Areas:
The 2,357 m^2 private property is one of the estate's greatest assets. It includes approximately 500 m^2 of paved areas and paths, landscaped gardens, a vineyard, 18 olive trees, and 20 fruit trees, which create a particularly beautiful Mediterranean atmosphere around the house.

The spacious balconies on the middle and upper floors offer magnificent panoramic views.

Equipment/Features

–Interior staircase
–Furnished
–Fireplace
–Air conditioning
–Solar water heater
–Storage room
–Security door
–Alarm system
–Luxurious

Outdoor Features

–Parking space
–Patio
–Garden
–View
–Orientation: East-West

–Residential neighborhood

Suitable for:
–Vacation home
–Primary residence

Other data

Facing the Gulf of Toroneos, the balconies span approximately 25 m^2 per level, while those facing the Thermaikos Gulf are arranged in a semicircle.

In the garden, next to the pergola, there is a covered and fully equipped barbecue area, ideal for outdoor meals and social gatherings. In addition to the enclosed garage, four additional shaded parking spaces are available.

The house features self-sufficient oil heating, air conditioning, and mosquito nets, making it suitable for both summer stays and comfortable year-round living.

This property stands out above all for its combination of a large, private lot, an elevated location, panoramic views of two bays, and its proximity to the seajust 150 meters away.



Your contact person

Herr Dipl.-Ing. Konstantin Korakas

immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880
Homepage: www.hellasproperty.com
Email: info@hellasproperty.com

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.