

Property ID P2290

Villa with 2 separate living areas in Mediterranean style with pool and panoramic sea view.



21300 Kranidi - Ag. Aimilianos

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	21300
City	Kranidi - Ag. Aimilianos
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 170 m ²
Usable area	approx. 170 m ²
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 1.006,86 m ²
Purchase price	1.250.000,00 €
External commission	3,57% (including VAT) of the purchase price
Condition	Completely renovated
Heating type	Central heating system
Number of floors	2
Cable Sat TV	Yes
Parking spaces	1 Garage
Balcony	Yes
Terrace	Yes

Location

The location is one of the most beautiful and microclimatically praised patches of land in all of Greece.

Very good direct access and an idyllic and well-kept location.

Temperatures are never below 12 degrees Celsius, even in the depths of winter.

The distance to the sea is only a few minutes and to the town of Porto Cheli 7 km.

Property description

In an excellent location, on the hill of Agios Emilianos, in an area with beautiful surrounding houses, there is a plot of 1,006.86 sqm. with two traditional residential units with a total area of 170 sqm, underground parking and a swimming pool of 50 sqm.

The living area on the 1st floor (102 sqm) consists of a living room with kitchen, a bedroom, a bathroom, a master bedroom with en-suite bathroom and two terraces



with panoramic views of Costa and Ag. Emilianos as well as the amazing islands of Spetses and Spetsopoula.

The living area on the first floor of 65 sqm. + 25 sqm consists of living room, kitchen with two large closets, comfortable bathroom and connection to the garage, creating a second room of about 25 square meters and the lower house has a total of 90 m².

The plot has a building factor of 0.40 (main house 402.74 m² + attics + basement 200 m² + attics 100 m²) also has a frontage to two streets and a slope, therefore it offers the possibility to build a complex of two or more luxury houses, each with different entrances and unobstructed views.

The surrounding area of the plot is landscaped and planted, includes an automatic irrigation system, as well as many sockets in the garden and finally a garage door with remote control.

The property is also equipped with plenty of lighting throughout the exterior of the property as well as boreholes for irrigation and maintenance of the property.

The special feature of the house is its location, only 400 meters from the nearest beach, 2 km from the port of Costa and 6 km from the town of Portocheli.

Equipment/Features

- Sea view from elevated position
- 400 m from the beach
- fireplace
- Internet access
- swimming pool
- balcony
- garden
- Storehouse
- Solar water heater
- Energy class category D

- Double insulated glazing
- Trees
- Automatic irrigation
- Renovated



- Summer house
- Asphalt access



Your contact person

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