

Property ID P3188

High quality new build apartment with modern specifications close to the beach of Kalamata



24100 Kalamata

Unser Angebot

Type of property	Apartment
Kind of property	Flat
Postcode	24100
City	Kalamata
Country	Greece
Floor	1
Additional geographical information	Peloponnes
Living area	approx. 85 m ²
Usable area	approx. 85 m ²
Number of rooms	5
Number of bedrooms	2
Number of bathrooms	2
Purchase price	235.000,00 €
External commission	4,17 % vom Kaufpreis inkl. MwSt.
Year of construction	2023
Condition	First occupancy
Combustion	Wind / Water heat pump
Heating type	Underfloor heating
Number of floors	1
Cable Sat TV	Yes
Balcony	Yes
Beach	2
Airport	8 km
Pets	Yes

Location

The building is very centrally located in Kalamata, close to the main square and the city's shopping center.

It is also close to attractions such as the Kalamata Dance Hall and just a 15-minute walk from Kalamata beach.

Property description

A total of three excellent apartments of 85 m² each on the 1st, 2nd and 3rd floor in a residential building under construction in the center of Kalamata, are still available / to choose from.

The apartments offer high construction quality, modern energy efficiency standards and many amenities. Particularly noteworthy is the fact that the apartments belong to energy class A and thus offer high energy efficiency and low consumption.

The low maintenance and community costs make the apartments economically viable and the electromechanical elevator offers high speed and low energy consumption for convenient access.

The apartments are equipped with energy-efficient frames and thermal facades on the entire exterior surface of the building to reduce heat loss and cooling loads. They have a fiber optic infrastructure that provides a fast and stable internet connection, and there is an infrastructure for charging electric cars, offering a perspective for environmentally sustainable transportation.

The design of the apartments provides easy access for people with disabilities and there is an alarm infrastructure that increases their security.

Each apartment has a kitchen, living room and dining room in a single floor plan, two bedrooms, one of which has its own bathroom, a laundry room and another bathroom.

A heat pump and floor fan coils are used for heating and air conditioning.

Hot water is provided by a triple solar system with a 160-liter tank.

Equipment/Features

- elevator
- Air conditioning
- balcony
- storage
- Pets are allowed
- Solar water heater
- Double insulated glazing
- Newly built
- Vacation home
- Asphalt driveway
- Facade alignment
- Construction work in progress
- Tiles
- Aluminum window frames

Other data

It should be noted that the sales price for the

-apartment on the 1st floor is € 235,000,

-245,000 for the apartment on the 2nd floor



-and for the apartment on the 3rd floor € 255,000

for those on the 3rd floor.



Your contact person

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