

Property ID I3364

Luxurious furnished newly built villa, 110 m<sup>2</sup> with pool and fantastic sea views and nature near Syvota.



46100 Syvota

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	46100
<b>City</b>	Syvota
<b>Country</b>	Greece
<b>Additional geographical information</b>	Ionisches Meer
<b>Living area</b>	approx. 110 m <sup>2</sup>
<b>Usable area</b>	approx. 110 m <sup>2</sup>
<b>Number of rooms</b>	3
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	2
<b>Plot size</b>	approx. 500 m <sup>2</sup>
<b>Number of sep. toilets</b>	1
<b>Purchase price</b>	630.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2023
<b>Condition</b>	As good as new
<b>Combustion</b>	Electric
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	2
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	1 Private parking space
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	1,50
<b>Village</b>	1,50
<b>Einkaufsmöglichkeit</b>	1,50 km
<b>Gastronomy</b>	1,50 km

### Location

Newly built villa with modern construction and furnishings, 1.5 kilometers from the beaches in Syvota and the village of Syvota with taverns, cafes and supermarkets.

Distance to the sea: 1.500 meters.

Accessible via Corfu or Preveza airport and ferry crossing to Igoumenitsa. The large international airport of Thessaloniki (approx. 3 hours by car via the highway). Igoumenitsa ferry port (connection to Ancona, Trieste, Venice & Bari).

## Property description

Luxurious furnished new build villa of 110 m2 for sale on a plot of 500 m2 with unlimited and unobstructed sea views, Syvota, Corfu and Paxos.

The villa is newly built and the construction was completed in July 2023 with excellent and modern building materials, fully furnished with special taste.

There is the possibility to build another 80 sqm.

It has 2 levels with a first floor consisting of 2 master bedrooms with en-suite bathrooms and direct access to a large outdoor area with unlimited sea views, the second floor with an eat-in kitchen in one room, 1 toilet and a large balcony with a jacuzzi and unobstructed sea views.

Large outdoor area with various flowers, beautifully landscaped and an infinity pool and beautiful sea, Sivota, Corfu, Paxos.

## Equipment/Features

- Sea view
- terrace
- Corner
- Airy
- Plot area: 500 square meters.
- Pets welcome
- garden
- Air conditioning
- Frame: Aluminum
- swimming pool
- Security door
- warehouse
- Orientation: Southwest
- Access via: Asphalt
- Face to face
- sieves
- alarm
- Awnings
- Glazing type: Double glazing
- Floor type: Tiles
- Light

## Other data

Ideal villa for a country house, but also as an investment property for tourist rental



**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](http://www.hellasproperty.com)

Email: [info@hellasproperty.com](mailto: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.