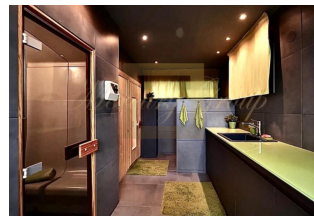




Villa 785 m² Thessaloniki/suburbs

Greece, Aegean Islands

Price:	€ 2 900 000
Object type	House
Year built	2010
Bedrooms	2
Number of rooms	6
Land area	2000 m ²
Area	785 m ²
Category	For sale



A land of 2 acres consisting of 2 buildings which make a total of 785sqm (a 640 m² main house and a 110 m² independent house). The construction was finished in 2011 and it features high quality materials in granite, marble, electrical equipment, bathrooms, floors, sound and thermal insulation, aluminum frames, ventilation unit, Corian kitchen countertops and air conditioning. The security doors are equipped with a key kit to separate the owners from the staff while the alarm system features a central security control unit of all rooms from the cell phone. This attention to details along with the choice of high quality materials can be attributed to the owner's constant supervision up to the completion stage since the property was intended to be owner-occupied. On top of that, the completion of the pool equipment installation as well as the lighting, furnishings and electrical appliances of the property were installed 2 years ago when the main house was occupied for the first time. Hence, everything inside the house is nearly new! The 640 m² main house consists of: 3 levels (A-B-C) as well as the semi-basement. All levels communicate with each other through an internal staircase and an internal elevator. **The levels (A & B) are on the ground floor and you can have direct access to them from the courtyard. A) Level * Independent entrance from the backyard in case one wants to separate it * Living room with fireplace overlooking the garden + Home cinema * Kitchen * Bathroom * Room with its own dressing room and bathroom B) Level * Main entrance from the front side where is the swimming pool. * Comfortable living room with an exceptionally large fireplace and pool view * Bar with a pool table * Office with an independent sitting area * Main Kitchen with a dining area + secondary kitchen * Wc * Room with bathroom and its own balcony C) Level * a) Master Bedroom with its own dressing room, en suite bathroom and beautiful view of the sea. * b) Children's room with its own balcony Semi-Basement * 2 Storerooms * Laundry Room * Security control room * Fully equipped gym with Sauna & Hammam The 110 m² independent residence consists of: * Big comfort Room * Dressing Room * Laundry Room * Bathroom * Kitchen * Living room * Dining room * A spacious patio with a view of the backyard The surrounding area consists of: * 2 separate pools for children and adults. The deck around the pools is made of fine teakwood. * Outdoor shower next to the pool * Outdoor bar and a built-in barbecue * Spacious backyard with a garden which can also be used as a playground area. * All the plants and trees that surround the building were carefully selected to withstand the climate of the area. At the same time, they blend harmoniously with the design of the building. * All garden lights are energy-efficient (LED) * Closed parking for 5 vehicles with an extra storeroom for the tools and machinery required for the maintenance of the



ID: GR-35-111171
WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+37129128323

house * A guardhouse can be placed at the entrance of the property. Location: The property is 3 minutes away (by car) and 10'-15' minutes away (on foot) from: * 4 well-known banks * Couriers * Gyms * 24/7 mini markets * Delicatessen stores * Private schools (from nursery to high school) * 4 major well-known supermarkets * Hospitals (The European Interbalkan Medical Center) * Tennis Clubs (Les racquets / Salonika) * Indoor Basket & tennis courts (Airdome) * Hotel units (Nikopolis etc.) * Indoor Paddle courts * The largest mall in the Balkans (Mediterranean Cosmos) * Restaurants * Cafes * Cocktail bars * Spa GENERAL DISTANCES from the property: 1) Macedonia Airport is just 8' minutes away. 2) Halkidiki can be reached in about 30' minutes. 3) The city centre (Aristotelous Square) is 15' minutes away. 4) The Greek-Bulgarian borders are 75' minutes away while Sofia can be reached in about 4 hours.

Contacts:

Julia Barsukova

GSM: +37129128323

(Viber, WhatsApp)

E-mail: julia@mgroup.lv