



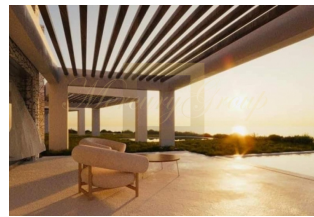
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### Villa 200m<sup>2</sup>

Greece, Central Macedonia

|                        |                    |
|------------------------|--------------------|
| <b>Price:</b>          | <b>€ 650 000</b>   |
| <b>Object type</b>     | House              |
| <b>Year built</b>      | 2023               |
| <b>Bedrooms</b>        | 4                  |
| <b>Number of rooms</b> | 4                  |
| <b>Land area</b>       | 200 m <sup>2</sup> |
| <b>Area</b>            | 200 m <sup>2</sup> |
| <b>Category</b>        | For sale           |



Newly built luxury settlement of 6 stone two-storey houses and an extra apartment, with an endless sea view. The luxury residences consist of 4 rooms, 3 W.C., Lounge/Kitchen on 3 levels. More specifically: 2 rooms on lower level & 1 W.C Lounge - Kitchen & 1 W.C on ground floor 2 rooms on the 1st floor and 1 W.C In addition, they have an external independent apartment for your hosted guests with an area of 40 sq.m. (included in the 200 sqm of the residence). These are luxuriously built residences with large size tiles, tiled in all areas but also with complete autonomy as they are surrounded by a garden of up to 1000 m<sup>2</sup>, for exclusive use, individual BQ, with a swimming pool and of course with a sea view. Each residence has 2 outdoor parking spaces. The building is made of stone with a wall thickness of 70cm, with excellent thermal insulation, energy class A+ and sound insulation thanks to the use of thick stone wool. They are equipped with energy class A+ aluminum blinds and frames with the best sound insulation on the market. They have an armored security door, solar water heater as well as pre-installation of air conditioning (pipes only), heating (pipes only), satellite TV and alarm. The architectural design of both the spaces and the openings (windows) ensure the desired needs of both natural lighting and ventilation. The decoration of the living room and the rooms is with stone and the luxury railings with glass and Inox. The residences are only 100m from the settlement, 200m from the central square, 100m from a Super Market and bakery, 500m from the sea. Also, they are 200m from the local doctor's office, while the nearest Health Center is 15km away. The airport and the city of Thessaloniki are 100km away.

#### Contacts:

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