



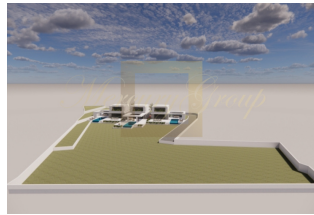
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+37129128323



### Villa 100m<sup>2</sup>

Greece, Central Macedonia

<b>Price:</b>	<b>€ 600 000</b>
<b>Object type</b>	House
<b>Year built</b>	2023
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	100 m <sup>2</sup>
<b>Area</b>	100 m <sup>2</sup>
<b>Category</b>	For sale



### Modern residential complex with 3 minimal design villas with private pools.

We present to your attention HANIOTI OLIVIA VILLAS in Hanioti resort on the Kassandra peninsula. This new residential complex is currently under construction, consists of 3 modern minimalist design villas and will secure your absolute privacy and comfort as it has absolutely everything that your dream home must have.

The villas are being constructed in a private gated community in compliance with the strictest building standards and regulations and will be ready to move in by mid-summer 2024. Each villa is designed as a harmonious space for families with kids to stay at every season.

The villas are located in one of the most picturesque corners of Kassandra in an area with excellent ecology, within walking distance from the sea surrounded by olive groves and pine forests. This is a perfect place to escape from urban hustle and bustle, where you can rest and gain strength.

**1st level. Ground floor. Area of 50 m<sup>2</sup>.** A bathroom, a dressing room (wardrobe) and a guest bedroom are located on the ground floor at the entrance, further there is a living room with a kitchen and a dining area. Panoramic windows in the living room overlook the garden area and a large terrace with a recreation area, a swimming pool, a summer kitchen, a BBQ area and an outdoor summer shower.

**2nd level. 2nd floor. Area of 50 m<sup>2</sup>.** There are two spacious master bedrooms on the second floor with an individual bathroom and a dressing room (wardrobe), large panoramic windows and a beautiful view of the surrounding nature and the sea.

**3rd level. 3rd floor. Area of 60 m<sup>2</sup>. (upon request)** Custom made. Upon request. It is possible to arrange a large open terrace on the third level and to create an additional relaxation area there with sun loungers for sunbathing and a special area for yoga practices. The use of this level is at your discretion.



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### **Project benefits**

- Turnkey project with a fine finish
- Interiors supported by our interior designer
- No pre-installations, all systems are ready to use
- The possibility to obtain a residence permit in Greece
  
- High end residential properties
- High building standards
- The best coastline in Halkidiki area
- Convenient location in a quiet location
- High quality finishes and bathroom equipment
- High level of comfort and safety
- Suitable to stay all year round
- Materials and accessories from well-known brands
- Gated community with individual access
- Possibility to choose materials and colors
- Own outdoor space and private corners
- Abundance of daylight through large window openings
- Harmonious floor plan and ergonomics
- Wonderful ecology
  
- Low property taxes
- Insulated housing
- Individual heating
- A Class energy efficiency building
- Turn off all lights with one touch
- 4 meters distance between houses
- Living fence between houses
- Large openings with access to the terrace
- Large pergolas with shade systems
- Possibility to install solar panels
- Possibility to install Smarthouse system
- Central water supply
- Central power supply
- Central sewerage

### **Equipment. Outdoor area**

- BBQ area
- Video intercom
- Alarm system
- Video surveillance system
- Terrace summer kitchen
- LED lighting of the area
- Private infinity swimming pool
- Partial landscape gardening of the land plot
- Automatic watering system
- Charging for electric cars
- Technical storage room
- Remote gate control
- Calpak solar heater
- Parking space for 2 vehicles
- Alumil aluminum double-glazed windows
- Summer shower by the pool
- Daikin thermal pump

### **Equipment. Indoor area**

- Air conditioners
- Underfloor heating by Rehau
- Bathroom equipment by Grohe κ Geberit



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- Water purification system
- Kitchen furniture
- Storage systems
- Wardrobes in the bedrooms
- Electric blinds
- Mosquito nets
- Armored doors
- Electrical materials by Legrand
- Laundry area (washing / drying)
- Hidden connecting doors

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