



### Villa 395 m<sup>2</sup> Kassandra

Greece, Macedonia and Thrace

<b>Price:</b>	<b>€ 1 760 000</b>
<b>Object type</b>	House
<b>Year built</b>	2024
<b>Bedrooms</b>	4
<b>Number of rooms</b>	5
<b>Land area</b>	3000 m <sup>2</sup>
<b>Area</b>	395 m <sup>2</sup>
<b>Category</b>	For sale



For sale under construction 3-storey villa of 395 sq.meters in Kassandra, Chalkidiki. Basement consists of one WC, one gym, one sauna, one hot tub. Ground floor consists of living room, one kitchen, one dining room, one WC. 1st floor consists of 4 bedrooms, 4 shower WC. A view of the sea, the forest opens up from the windows. There are: solar panels for water heating, a fireplace, air conditioning, awnings, heating, a barbecue area. There is an alarm system installed. Extras included with the property: parking space, garden. The property boasts a swimming pool of private use. Two autonomous luxury villas for sale on a 6,000 sq.m. plot in Sani, Halkidiki, currently under construction. Each villa is 395 sq.m. and is divided into 3 levels: a 100 sq.m. basement, a 100 sq.m. ground floor, a 95 sq.m. first floor, and 100 sq.m. of auxiliary spaces. Each villa consists of a living room, kitchen, 4 bedrooms, 6 bathrooms (2 of which are WCs), a multi-purpose room (gym, sauna, hammam, entertainment area), storage, and a machine room. The outdoor area of each villa features a 65 sq.m. pool, 33 sq.m. first-floor verandas, 180 sq.m. ground-floor verandas, a 7 sq.m. semi-outdoor area, a 25 sq.m. bioclimatic pergola with BBQ, parking for 2 cars (35 sq.m.), and a 3,000 sq.m. private plot. The location is ideal for relaxation and carefree holidays, situated in a natural and quiet environment, first to the sea, among lakes and pine forests. Each bioclimatic villa is built with high-quality European materials. They are zero-energy consumption and feature an external thermal insulation system, autonomous underfloor heating, hot water usage with a heat pump combined with a solar system, VRV cooling and heating (air conditioning), energy-efficient fireplace, exterior aluminum frames from the company Alumil, bulletproof glass, screens, armored security door, surveillance cameras, alarm, satellite antenna, smart home system, high-quality Italian-Spanish floor and wall tiles, marble stairs, kitchen furniture (choice of acrylic or bakelite material), solid interior doors with aluminum frames, safety glass balcony railings. There is also an installation for a natural air exchanger in the indoor areas, sauna and hammam provision, and a 35 sq.m. photovoltaic installation. The lighting is designed by professional architects to decorate and highlight these modern residences. The bathrooms feature built-in shower and sink faucets, built-in toilet tanks, showers with safety triplex glass, and sinks with material choices (Corian or porcelain). The infinity pool has a recirculation system and ends in a waterfall. It includes a jacuzzi and an installation for a counter-current swimming system. The outdoor area features a bioclimatic retractable pergola with lighting (controlled by remote), a BBQ area with an outdoor dining table, a workbench, and a sink. The garden is designed by an architect to be sustainable, emphasizing



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sustainability and ecology. It includes various types of trees, plants, shrubs, lawn, rock gardens, lights, and an automatic irrigation system. The main entrance gate of the fence is automatic.

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