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### Villa 900 m<sup>2</sup> Corfu

Greece, Ionian Islands

<b>Price:</b>	<b>€ 3 000 000</b>
<b>Object type</b>	House
<b>Year built</b>	1995
<b>Bedrooms</b>	5
<b>Number of rooms</b>	6
<b>Land area</b>	6800 m2
<b>Area</b>	900 m2
<b>Category</b>	For sale



For sale 3-storey villa of 900 sq.meters on the island of Corfu. Semi-basement consists of one kitchen, one shower WC, one storeroom, one hot tub. Ground floor consists of 3 bedrooms, living room, one kitchen, one bathroom, 2 shower WC, one storeroom, one playroom. 1st floor consists of 2 bedrooms, one kitchen, 2 shower WC, 2 dressing rooms. There are: a fireplace, air conditioning, heating, a barbecue area. The owners will be leaving the furniture with the sale. There is an alarm system installed. Extras included with the property: parking space, garden. The property boasts a swimming pool of private use. For sale, a modern two-storey villa with a basement area. Basement (245.11 m<sup>2</sup>): an indoor heated swimming pool 60 m<sup>3</sup>, a sauna, a shower, a kitchen, and a boiler room. Ground floor (315.74 m<sup>2</sup>): a kitchen, a living room with a home cinema system, 3 bedrooms (2 x bathrooms with a shower cabin, 1 x bathroom with a Jacuzzi), and a laundry room. First floor (117.35 m<sup>2</sup>): a kitchen, 2 bedrooms with an attic space and bathrooms with shower cabins. Villa for personal use as a holiday home and also with a possibility to get a stable average income during the rest of the season. Potential: At the moment, the owner has an agreement with several companies that are promoting his villa. The arrangements are as follows: June (15/06) to October (15/10), the yield is: 7.000 € per week x 16 weeks (4 months) = € 112.000. March to June, with a 30% occupancy rate and a price of € 3,500 per week, the property brings € 3,500 x 10 weeks = 35,000€ \*30%=10.500€. There is also potential for rent during winter as the villa is conveniently located: at close proximity to the town and the airport, and within a few kilometers from the main marina of the island. The villa is equipped with all the essentials for a comfortable stay during winter months (heating, sauna, heated pool, etc.).

#### Contacts:

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