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### Villa 120m<sup>2</sup>

Greece, Central Macedonia

<b>Price:</b>	<b>€ 350 000</b>
<b>Object type</b>	House
<b>Year built</b>	2022
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	120 m <sup>2</sup>
<b>Area</b>	120 m <sup>2</sup>
<b>Category</b>	For sale



This luxurious autonomous villas boasts a total area of 120 sqm, including the beautiful stone walls that provide a warm and inviting atmosphere. With 3 W.C. and an outstanding living room/kitchen, this villa is perfect for entertaining guests or simply relaxing with your family. Spread across 3 levels, the villa offers 2 spaces on the lower level, a living room on the ground floor, and 2 rooms on the first floor, providing ample space for your family to unwind. The villa comes with a garden of up to 400 sqm of exclusive use, a 30-40 sqm swimming pool and with outdoor parking. The villa has an energy class of A+, which means that it is highly energy-efficient and eco-friendly. The stone wall thickness of 60 cm with thermal insulation and thick rockwool for sound insulation ensures that your home is always cozy and quiet. With large-scale tiles and trowel in all areas, the villa boasts luxurious construction that is sure to impress. The living room and room interior are tastefully decorated with stone, adding a touch of elegance to the villa. The luxurious railings with glazing and inox, kitchen cabinets, and armored door are just some of the features that add to the grandeur of the villa. The aluminum blinds, frames with A+ energy class, and the best soundproofing on the market, triplex glazing & film, ensure that your home is always secure and soundproof. The villa also features an attic roof made with luxurious timber, providing a cozy and rustic touch to the villa's overall design. Pre-installation of air conditioning (pipes only), heating (pipes only), satellite TV, and an alarm system are also included. The residences are only 150m from the village of Haniotis, 400m from the central square, 150m from a Super Market and bakery, 100m from the sea, 800m from the nearest medical center, while the airport and the city of Thessaloniki are 100km away.

#### Contacts:

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