

SPECIFICATIONS & DESCRIPTION

PRICE EUR 2,400,000

Methana Peninsula, N Eastern Peloponnese,

Towering over the Saronic Gulf, a two-floor 1,000 square meter fully furnished newly-built villa of truly unsurpassed luxury. Insulated 3.5 meter high double walls and floors covered by Dionysian marble, as well as the verandahs and exterior corridors, hot and cold air conditioning in all rooms, floor heating, anti seismic construction impervious to earthquakes up to 10 Richter, exceptional insulation, 30cm water proof terrace insulation, massive oak doors with bronze handles of golden color, German insulated aluminum shutters and double windows with anti-glare treatment, all with special insulation, Corfu style aluminum decoration all around the 1,000 square meter property, a three-meter fountain made of stalagmites, automatic watering system of fruit, olive and vine trees from a lava-stone covered well, automatic garage and entrance doors, Jacuzzi, two kitchens of 25 square meters and 10 square meters made of massive cherry-tree wood, pressurized water, back up water with 1,000 liters deposit, solar panel, both local and satellite antennas, fly screens on all windows and doors, magnetic stops on all doors, dimmer switches, 4 bathrooms en suite, boiler room with petrol deposit of 4,000 liters, storage rooms, inner garage, ceiling fans, automatic garage lights, special piping to divert all rain-water into the well, electric and water heated towel-dryers in all rooms and hanging toilets, basins and 3 water filters.

The villa is situated between two organized spas of sulfur and radioactive springs, in a region of exceptional beauty.

The spot where the villa is built, enjoys absolute quietness contrary to those built on the sea shore. Note that the Peninsula of Methana is exempt from burglaries and fires due to the geology of the ground and the specific use of the land.

Finally, the villa boasts of two huge verandahs and an enormous terrace which can accommodate 300 guests simultaneously. Furthermore, a communal parking lot a few meters away, has several parking spaces without charge.

The peninsula of Methana has a very large marina which can accommodate yachts of all sizes. It is situated about one and half hours from Piraeus either by boat or by car through a newly built highway.

Another important unique feature is the installed electric infrastructure of solar cells and wind turbines on the terrace, which facilitates the installation of the former, thus allowing complete independence from the local electric company, if one chooses to be autonomous in matters of electric current.

The villa is divided into two separate apartments, each with its own kitchen and bathrooms.

Most importantly, the villa may be used as a luxury hotel for very demanding clients who visit Methana for spa treatment or just for sea baths and mountain hiking.

IMPORTANT NOTICE:

Please note that the transfer fees from owner to buyer reach 25% of price-including notary's and lawyers fees- i.e. Eur 600,000, which is reduced to a maximum of 1.00% i.e. Eur 24,000 in my case, as the region is not touristic.

The buyer has the right to build another 201 sq.m. on the existing structure. Furthermore, it is to be underlined that currently the lowest price per sq.m is 3,000 Euro for newly built country houses over and above the price of the lot.

N.B/ Please note that the house is sold fully furnished, including electrical apparatus.