

#1231

# Modern Villa Under Construction in Sani, Kassandra

 Sani, Kassandra, Chalkidiki

**€1,150,000**





# Overview

## Specifications

Bedrooms

 3

Covered

 310 m<sup>2</sup>

Type	Villa
Showers	3
Toilets	3
Plot	2300 m <sup>2</sup>
Covered veranda	7 m <sup>2</sup>
Uncovered veranda	22 m <sup>2</sup>
Basement	82 m <sup>2</sup>

Status	Under construction
Year of construction	2027
Title deed	Final approval
Furnished	Unfurnished
Structure	Concrete
Facade	Stone
Energy efficiency rating	 A+

## Description

For sale: Discover this contemporary villa currently under construction in the prestigious area of Sani, Kassandra. With a total area of 310 m<sup>2</sup>, the property features three spacious bedrooms and a large basement, ideal for families and guests alike.

Situated within a secure gated complex, this home offers both privacy and peace of mind. Enjoy your own private swimming pool, perfect for relaxation or entertaining friends and loved ones.

Facing west, the villa boasts uninterrupted panoramic and sea views, allowing you to experience stunning sunsets every evening. Designed with energy efficiency in mind, it comes with an A+ energy rating, ensuring year-round comfort and lower utility costs.

Sani is renowned for its natural beauty, pristine beaches, and vibrant lifestyle, making it a sought-after destination for holidaymakers and permanent residents alike. Its crystal-clear waters, lush surroundings, and high-end amenities create the perfect setting for living or vacationing.

Offered unfurnished, the villa gives you the opportunity to personalize the interior according to your taste. Scheduled for completion in 2027, it will be built to the highest standards of modern architecture and construction.



# Floor plans



GROUND FLOOR PLAN



BASEMENT PLAN



# Additional information

## Facilities

Aircondition, Split system

Landscaped garden

Pool, Private

Gated complex

Parking, Covered

Storage

Heating, Split system

Pergola

## Features

Alarm system (provision)

Bright

Double glazing

Energy efficient doors/windows

Garden, large

Guestroom

Kitchen island

Municipal water/sewage

Panoramic view

Rental potential

Shower

Spacious rooms

Veranda, large

Balcony

Ceramic tiles

Easy access to main roads

Floor-to-ceiling windows

Ground floor bedroom

Internal stairs

Luxury specifications

Next to green area

Pool view

Satellite TV

Shutters, electric (provision)

Tile flooring

Walking distance to beach

Barbeque

Connected to electric mains

En suite shower

Fly screens

Guest WC

Internet

Modern design

Painted

Quiet area

Sea view

Sound insulation

Under stairs storage

## Distances

Amenities



1.5 km

Airport



71 km

Sea



1 km

Public transport



1 km

Schools



16 km

Resort



1.5 km



# Contact us



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