

#1400

# Modern Villa Under Construction in Sani, Kassandra

 Sani, Kassandra, Chalkidiki

€950,000





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# Overview

## Specifications

Bedrooms

 3

Covered

 310 m<sup>2</sup>

Type	<b>Villa</b>	Status	<b>Under construction</b>
Showers	<b>3</b>	Year of construction	<b>2027</b>
Toilets	<b>3</b>	Title deed	<b>Final approval</b>
Plot	<b>2300 m<sup>2</sup></b>	Furnished	<b>Unfurnished</b>
Covered veranda	<b>7 m<sup>2</sup></b>	Structure	<b>Concrete</b>
Uncovered veranda	<b>22 m<sup>2</sup></b>	Facade	<b>Stone</b>
Basement	<b>82 m<sup>2</sup></b>	Energy efficiency rating	 <b>A+</b>

## 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



# Additional information

## Facilities

Aircondition, Split system	Gated complex	Heating, Split system
Landscaped garden	Parking, Covered	Pergola
Pool, Private	Storage	

## Features

Alarm system (provision)	Balcony	Barbeque
Bright	Ceramic tiles	Connected to electric mains
Double glazing	Easy access to main roads	En suite shower
Energy efficient doors/windows	Floor-to-ceiling windows	Fly screens
Garden, large	Ground floor bedroom	Guest WC
Guestroom	Internal stairs	Internet
Kitchen island	Luxury specifications	Modern design
Municipal water/sewage	Next to green area	Painted
Panoramic view	Pool view	Quiet area
Rental potential	Satellite TV	Sea view
Shower	Shutters, electric (provision)	Sound insulation
Spacious rooms	Tile flooring	Under stairs storage
Veranda, large	Walking distance to beach	

## Distances

Amenities	Airport	Sea
 1.5 km	 71 km	 1 km
Public transport	Schools	Resort
 1 km	 16 km	 1.5 km



## Contact us



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