

#2071

# Modern Furnished Villa in Gerakini

📍 Gerakini, Kassandra, Chalkidiki

€400,000





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# Overview

## Specifications

Bedrooms	Bathrooms	Covered	
 2	 2	 120 m <sup>2</sup>	
Type	<b>Villa</b>	Furnished	<b>Fully furnished</b>
Showers	 2	Structure	 Concrete
Toilets	 2	Facade	 Concrete
Status	<b>Under construction</b>	Energy efficiency rating	 A+
Year of construction	<b>2027</b>		

## Description

For sale: A modern, under-construction villa in the sought-after area Gerakini. Offering 120 m<sup>2</sup> of thoughtfully designed internal space all on the ground floor, this home combines luxury and comfort. The spacious layout features two generous bedrooms and two stylish bathrooms, perfect for both family living and entertaining guests. Large windows fill the villa with natural light and provide uninterrupted panoramic views.

The villa is south east facing, providing beautiful morning and midday sun, while the high energy efficiency rating of A+ ensures lower living costs and year-round comfort. The property comes fully furnished with a sophisticated and contemporary style, ready for you to move in upon completion in 2027. The property combines the privacy of a residence with the advantages of a luxury hotel setting, making it ideal for both personal use and participation in a professionally managed rental program.

Residents enjoy access to a large communal swimming pool and a high-quality gym, making relaxation and wellness easy. The villa is located close to the main highway and local amenities, so shopping, dining, and daily needs are just minutes away. Gerakini is known for its breathtaking coastline, tranquil surroundings, and vibrant community—an ideal setting for both holiday and permanent living.

The villa operates under a branded hotel rental scheme (Wyndham Residences) with professional management by SWOT Hospitality, offering a projected average ROI of 7.6% through a long-term 5+5 year rental program, making it ideal for both personal use and investment.

This unique property is listed exclusively by Vista Estate, offering you the opportunity to secure a modern lifestyle in



# Floor plans



Ground Floor Plan



First Floor Plan



# Additional information

## Facilities

Aircondition, Split system	Childrens playground	Gym
Heating, Split system	Landscaped garden	Pool, Communal
Spa		

## Features

Bright	Central TV system	Combined kitchen and dining area
Concierge	Connected to electric mains	Corner
Double glazing	Easy access to highway	Easy access to main roads
Energy efficient doors/windows	Garden	Garden, large
Internet	Investment opportunity	Kitchen appliances
Kitchenette	Luxury specifications	Modern design
Near amenities	Next to green area	Open plan
Painted	Panoramic view	Pool bar
Pool view	Quiet area	Rental potential
Roller blinds	Shower	Sound insulation
Thermal insulation	Tile flooring	Veranda

## Distances

Amenities	Airport	Sea
 170 m	 66.2 km	 50 m
Public transport	Schools	
 1 km	 4.2 km	



## Contact us



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