

#2281

Modern Furnished Villa in Gerakini

 Gerakini, Kassandra, Chalkidiki

€400,000





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Overview

Specifications

Bedrooms



Bathrooms



Covered

120 m²

Type	Villa
Showers	2
Toilets	2
Uncovered veranda	14 m²
Status	Under construction

Year of construction	2027
Furnished	Fully furnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	A+

Description

For sale: A modern, under-construction villa in the sought-after area Gerakini. Offering 120 m² 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.

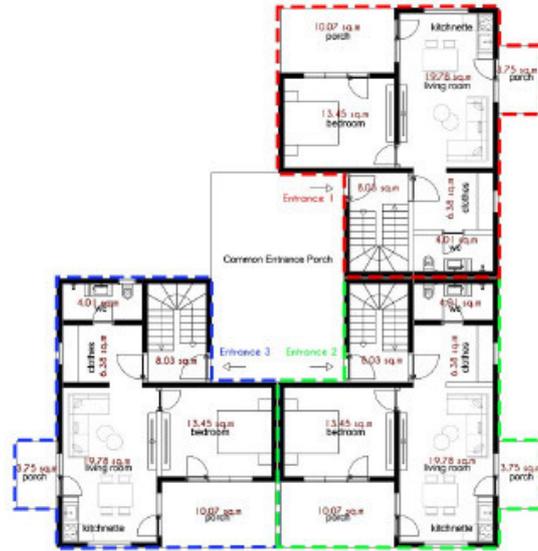
Residents enjoy access to a large communal swimming pool and a high-quality gym, making relaxation and wellness easy. The villa is located close to the main highway and local amenities, so shopping, dining, and daily needs are just minutes away. Gerakini is known for its breathtaking coastline, tranquil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



1st Floor Plan



Additional information

Facilities

Aircondition, Split system

Heating, Split system

Spa

Childrens playground

Landscaped garden

Gym

Pool, Communal

Features

Bright

Concierge

Double glazing

Energy efficient doors/windows

Internet

Kitchenette

Near amenities

Painted

Rental potential

Sound insulation

Veranda

Central TV system

Connected to electric mains

Easy access to highway

Garden

Investment opportunity

Luxury specifications

Next to green area

Panoramic view

Roller blinds

Thermal insulation

Combined kitchen and dining area

Corner

Easy access to main roads

Garden, large

Kitchen appliances

Modern design

Open plan

Quiet area

Shower

Tile flooring

Distances

Amenities

 170 m

Airport

 66.2 km

Sea

 50 m

Public transport

 1 km

Schools

 4.2 km



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