



Aegina, exclusive villa at the sea for sale

Эгина



Описание

On Aegina, at only 30 minutes with the ferry boat from Athens, exclusive villa at 30m from the sea for sale. Modern and yet harmoniously integrated in the landscape, the villa offers a living space of 413m² (612m² including staff quarters, utility room, laundry). Ground floor : Living/ dining area with open plan fully equipped kitchen, 2 bedrooms with en-suite bathrooms, guests W.C. The living and dining area have a continuous opening of 12m and create an airy space with unobstructed sea view! The in & out effect created by the open plan spaces, gives guests the feeling of spending the whole day by the sea. Upper floor Master bedroom of 46m², with en-suite bathroom and dressing room. It has access to two private balconies, one with sea views and the other with mountain view. Lower floor 2 guest rooms (28m² and 26m²) with en-suite bathrooms sharing a private patio. In house Spa (hydro massage, sauna, Hamamatsu, massage bed etc) Guests W. C. Staff quarters (two bedrooms with en-suite bathrooms, kitchen with dining table) Utility room / Laundry room Garage Amenities and Features : Infinity edge pool Central air conditioning system Boffi ceiling fans Floor heating Bang and Olufsen complete audio & visual system Alarm system, instabus technology, domestic call center Boffi, Promemodia furniture, B&B Italia furniture, Miele kitchen appliances , Christofle cutlery, Frette linens, Duxiana , custom-made furniture. Included in the selling price : Canoes and equipment Windsurfing boards and equipment Fishing boat and fishing gear Inflatable Zodiac outer engine tender boat Water toys (water tubes etc) Bicycles and cycling gear (for 5 adults and 1 youth) 4X4 ATV (all-terrain vehicle) Honda motor bike Table tennis table and equipment And last but not least: there is a private anchorage and moorings. A tennis clay court at 400m from property with ideal north-south orientation. The property is sold fully furnished and equipped.

Информация о недвижимости

Тип	Id	Жилая площадь	Общая площадь	Цена
дома	H-897	413 sq. m	2000 sq. m	2,600,000 EUR

Спальни	Ванные комнаты	Year Built	Distance From Sea
5	5	2010	30m

Особенности

терраса, Стоянка, Частный бассейн, Кондиционер,

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