



## Villa For sale, Ermioni, 120 sq.m., €1.250.000



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,462,364.89

### Locatie

Aanbevolen Auto Onderdelen:	Greece
Staat/Regio/Pronvincie:	Peloponnese
Plaats:	Ermioni
Geplaatst:	07-09-2025

### Omschrijving:

Seafront Villa for sale in Ermioni Peloponnese. This seafront stone villa in Ermioni, Peloponnese, blends luxury and tradition just steps from the town center. Built in 2021, it spans 120 sqm on a 145 sqm plot, with direct sea views and waterfront access.

The villa features three spacious en-suite bedrooms, each designed as a private retreat with its own modern bathroom, complete with hydromassage wall showers, elegant pebble-shaped mirrors, and tinted glass enclosures for added privacy.

The ground floor spans 70 sqm and includes an open-plan living area, a fully equipped kitchen with quality appliances, and a warm, inviting atmosphere enhanced by Sinai marble floors and exposed chestnut ceiling beams

Upstairs, the remaining 50 sqm house the bedrooms, including one with its own private 5 sqm balcony overlooking the sea.

Throughout the villa, timeless design elements meet cutting-edge technology. German oak wood flooring in the bedrooms adds warmth, while KNX smart-home technology allows centralized control of lighting and other systems.

The living room's large beige sofa effortlessly transforms into a double bed, offering additional accommodation without compromising on style or comfort.



Discreet ceiling lighting, ambient spotlights, and 17 mantle wall sconces enhance the mood across each space, while wooden ceiling fans and tinted mirror-glass windows ensure a cool, private environment year-round.

Outside, the villa continues to impress. A manicured 35 sqm garden is paired with a raised wooden deck featuring luxury sunbeds and a six-seater jacuzzi with waterfall and lounge zone—perfect for soaking in the sea views.

A charming dining area with built-in seating and a TV under a shaded pergola invites alfresco gatherings, and an outdoor shower with solar water heating offers comfort after a day at the beach. The natural stonework, used both inside and out, speaks to the authenticity of the construction, and reinforces the villa's harmony with its surroundings.

With direct access to the waterfront and the unique option to install a private boat pillar just in front of the property, this home is a true haven for sea lovers.

Its location is equally enviable—set within Ermioni town, yet remarkably private and serene, with no shared walls or nearby structures to disrupt the peace. Everything you need—from cafes and restaurants to charming shops and seaside walks—is within easy walking distance.

Whether you're searching for a luxury vacation home, a year-round residence, or a high-end property investment in Greece, this villa in Ermioni is a one-of-a-kind opportunity.

Offering a rare combination of location, construction quality, and contemporary comfort, it stands as one of the most prestigious seafront homes in the Peloponnese.

The property's status is: New development, Freshly painted, Excellent condition, it is close to Transportation, Park, Sea, Seaside, School, Square, Church, Kindergarten, Public market, Super Market, Mall, City Center, Port, Cafe/Restaurants, Local market, 169 Km from city, 73 Km from city, 15 Km from city, 50 Meters from village, 10 Meters from sea, 450 Meters from seaside, it has Sea, Openness, Panoramic, Unobstructed view and it has South orientation. The Villa is Painted, Furnished, On Corner, With Facade, Bright, Airy, Sunny, Airy, Detached, Seaside, Luxury, Stone house and it also has the following unique features and advantages: Window Screens, Tents, Jacuzzi, Electric Appliances, Internal staircase, Swimming pool, Garden, Security door, No shared expenses, Sattelite Receiver, Quiet neighborhood, Porch, Internal yard, Drains.

PROPERTY ID: Pev-1373. Ktimatoemporiki Real Estate, contact phone: 2150000250, 2821056600, email: [info@ktimatoemporiki.gr](mailto:info@ktimatoemporiki.gr), website: <http://ktimatoemporiki.gr>

Gebouwd: 2021

## Algemeen

Slaapkamers:	3
Badkamers:	3
Afgewerkte vierkante meter:	120 m <sup>2</sup>
Lot Afmeting:	145 m <sup>2</sup>



Floor Number: 1

## Room details

Total rooms: 3  
Indoor Features: Fitted kitchen

## Building details

Parking: Ja  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/FMTB-T71/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T71/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1629698

