



## Luxury Villa for Sale in Nea Michaniona Thessaloniki, 515 sq.m., €1.450.000



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 1,450,000

### Location

Country: Greece  
State/Region/Province: Central Macedonia  
ZIP code: 570 04  
Posted: Mar 08, 2026

Description:  
Luxury Villa for Sale in Nea Michaniona Thessaloniki.

In a privileged setting in Nea Michaniona, just outside Thessaloniki, this exceptional 450 sq.m. fully furnished luxury villa is a rare offering for buyers who value privacy, scale, energy autonomy, and uninterrupted views toward legendary Mount Olympus.

From the moment you step inside, the residence communicates space, light, and quiet confidence.

The ground floor unfolds into a generous, sun-filled living room with fireplace, seamlessly connected to the dining area, creating a warm yet impressive atmosphere for both everyday living and refined entertaining.

The fully equipped, spacious kitchen is designed for functionality without compromising elegance. On this level, you will also find two comfortable bedrooms, one of which benefits from a private WC, as well as a modern bathroom with shower.

Ascending to the first floor, the home continues to deliver comfort at scale, with four bright and well-proportioned bedrooms and a large bathroom with shower.

Each space is thoughtfully arranged to accommodate family life or guests with ease, offering flexibility



without sacrificing privacy.

The basement level is a true bonus: a large open-plan multipurpose area that can be adapted to your lifestyle vision. Whether you imagine a gym, entertainment lounge, playroom, storage facility, or a customized recreational space, this level provides the freedom to shape it according to your needs.

The villa is Energy Class A+ and fully autonomous in electricity and heating through photovoltaic systems, significantly reducing operating costs while ensuring sustainable living.

A solar water heater, high-quality aluminum window frames, and fireplaces in every building enhance comfort and efficiency throughout the year.

The property also includes a garage with independent external access, offering practicality and security.

Beyond the main residence, within the same 16,000 sq.m. estate, lies an independent 65 sq.m. guest house. It features a living room and kitchen with fireplace, one bedroom, and a bathroom with shower.

Ideal for hosting guests, accommodating extended family, staff residence, or even touristic exploitation, this additional home adds real functional and investment value.

The exterior environment is where this property truly elevates itself. Set on 16 stremmata (16,000 sq.m.) of land, the estate is embraced by a lush olive grove, a large fenced garden, and a beautifully maintained green landscape that ensures absolute privacy.

An outdoor gazebo with barbecue area creates the perfect setting for gatherings, long summer evenings, and authentic Mediterranean living.

The entire property is fully fenced, with a sliding electric entrance gate operated by remote control, alarm system for security, and an automatic garden irrigation system for effortless maintenance.

Location adds yet another layer of strategic value. The property is situated just 20 minutes (19 km) from Thessaloniki Airport and approximately 40 minutes from the first peninsula of Halkidiki, offering direct access to some of Northern Greece's most sought-after seaside destinations while maintaining immediate connectivity to the city of Thessaloniki.

This is not simply a villa for sale in Nea Michaniona. It is a high-specification private estate that blends luxury living, energy independence, expansive land ownership, natural surroundings, and strategic proximity to urban and coastal hubs.

A property of scale, substance, and long-term value — designed for those who seek more than just a residence, but a complete lifestyle investment in Northern Greece.

Price: €1.450.000

PROPERTY ID: Thv-1580

Ktimoemporiki Real Estate



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Built: 2011

## Common

Bathrooms: 2  
Finished sq. ft.: 515 sq m  
Lot Size: 16000 sq m  
Floor Number: 1

## Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

## Building details

Parking: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/FMTB-T583/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T583/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2282406

