



Luxury villa for Sale in Peraia Thessaloniki, Thermaikos, 450 sq.m., €1.400.000



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: USD 1,617,662.51

Location

Country: Greece
State/Region/Province: Central Macedonia
Posted: Mar 08, 2026

Description:

Luxury villa for Sale in Peraia Thessaloniki. Set on a private hilltop in Ano Peraia, this 450 sq.m. villa unfolds across four levels and offers uninterrupted views over the Thermaic Gulf and the airport, combining scale, privacy, and strategic proximity to Thessaloniki.

The interior is designed for comfortable large-scale living. The residence features five spacious bedrooms, two full bathrooms, and three additional WC, ensuring practicality even at full occupancy.

Two separate kitchens provide flexibility for multi-generational living, guest accommodation, or service functionality, while the two generous living rooms create distinct zones for formal hosting and relaxed everyday living.

The villa was built in 1984 and holds Energy Class A (33%–50%), supported by a central heating system powered by oil. The layout across four levels enhances privacy and separation of uses, making the property suitable both as a primary residence and as a high-end retreat close to the city.

The estate extends over 8,000 sq.m. of land and includes 185 olive trees, creating a Mediterranean landscape that offers both aesthetic beauty and productive value. The elevated position ensures open panoramic views and a constant sense of horizon.

Outdoors, a fully renovated swimming pool measuring 7 x 11 meters becomes the focal point of the property, ideal for private enjoyment and large gatherings. The villa is offered fully furnished, allowing



immediate use.

Infrastructure features significantly elevate the asset's autonomy and long-term resilience.

The property includes a private water drilling system with automatic irrigation, a 6 cubic meter water tank, and a reinforced three-phase diesel-powered generator ensuring electrical independence.

Satellite television is installed with access to Hotbird 13E, Astra 19.2E, and Eurobird 9E, along with satellite internet connectivity.

For internal mobility across the extensive grounds, the property also includes an ATV 400cc, facilitating easy movement throughout the estate.

Located just 600 meters from the main Thessaloniki–Peraia road and currently under inclusion in the city plan, the property combines immediate accessibility with future urban planning upside.

This is not simply a villa. It is a private estate with infrastructure, autonomy, panoramic positioning, and development perspective — a rare opportunity in the greater Thessaloniki Riviera zone.

Price: €1.400.000

PROPERTY ID: Thv-1582

Ktimoemporiki Real Estate

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Built: 1984

Common

Bathrooms: 2
Finished sq. ft.: 450 sq m
Lot Size: 8000 sq m
Floor Number: 1

Room details

Total rooms: 5
Indoor Features: Fitted kitchen

Building details

Parking: Yes
Outdoor Amenities: Pool

Lease terms

Date Available:



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

Additional information

Website URL:

http://www.arkadia.com/FMTB-T584/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

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