



## Villa For sale, Kallikrateia, 205 sq.m., €620.000



### 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 716,772.32

### Location

Country: Greece  
State/Region/Province: Central Macedonia  
ZIP code: 630 80  
Posted: Mar 11, 2026

### Description:

Seaview Villa for sale in Nea Irakleia Thessaloniki. Set on a private 3,000 sq.m. plot within an agricultural zone, this fully renovated three-level villa of 205 sq.m. offers privacy, scale, and strong investment positioning just outside Thessaloniki. The residence combines residential comfort with immediate touristic exploitation potential, making it suitable both as a luxury holiday home and as a high-yield rental property.

The property unfolds across three levels and features two fully equipped kitchens and two spacious living areas, allowing flexible use for large families or group accommodation.

It comprises six bedrooms with the capacity to host comfortably 13–15 guests, three full bathrooms, and one additional WC. Large balconies open toward the pool and the sea, enhancing the sense of openness and connection with the landscape.

Originally built in 1990 and fully renovated in 2020 (including electrical and plumbing systems), the villa is classified under Energy Class A.

It offers autonomous oil heating with a separate controller per level, air-conditioning throughout, advanced alarm and motion-detection systems with 24-hour security monitoring, and is sold fully furnished and equipped.

The outdoor environment is equally impressive. A 50 sq.m. swimming pool anchors the landscaped



gardens, which include expansive lawn areas, underground automatic irrigation, mature olive trees, a dedicated BBQ area with outdoor dining space, large open parking areas, closed garage, and multiple storage rooms (gardening, boiler room, pool maintenance).

The setting provides open views toward the pool and the sea while maintaining privacy and tranquility.

Importantly, the property is offered with active utility accounts and established review history on two major short-term rental platforms, allowing the new owner to continue operations immediately without transition delays.

This villa represents a rare combination of scale, privacy, operational readiness, and long-term capital potential in the broader Thessaloniki real estate market — a fully organized high-spec residence with proven income capability.

Price: €620.000

PROPERTY ID: Thv-1586

Ktimoemporiki Real Estate

contact phone: 2150000250, 2821056600

email: [info@ktimoemporiki.gr](mailto:info@ktimoemporiki.gr)

website: <http://ktimoemporiki.gr>

Built: 1990

## Common

Bathrooms: 3  
Finished sq. ft.: 205 sq m  
Lot Size: 3000 sq m  
Floor Number: 1

## Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

## Building details

Parking: Yes  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/FMTB-T605/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T605/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information



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