

**Agios Nikolaos**

# **Evania**

**Objektnummer: 2061503**



**KAUFPREIS: 4.493.000 EUR • WOHNFLÄCHE: ca. 365 m<sup>2</sup> • ZIMMER: 4 • GRUNDSTÜCK: 1.450 m<sup>2</sup>**

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- **Auf einen Blick**
- **Die Immobilie**
- **Ein erster Eindruck**
- **Ansprechpartner**

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## **Auf einen Blick**

<b>Objektnummer</b>	<b>2061503</b>	<b>Kaufpreis</b>	<b>4.493.000 EUR</b>
<b>Wohnfläche</b>	<b>ca. 365 m<sup>2</sup></b>		
<b>Zimmer</b>	<b>4</b>		
<b>Badezimmer</b>	<b>4</b>		

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## Die Immobilie



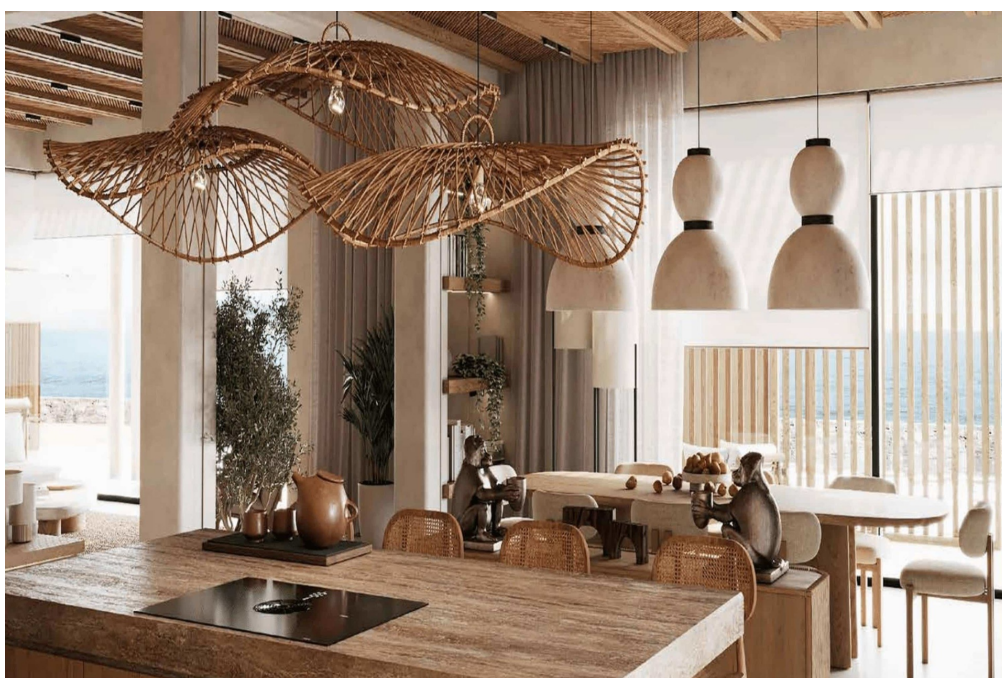
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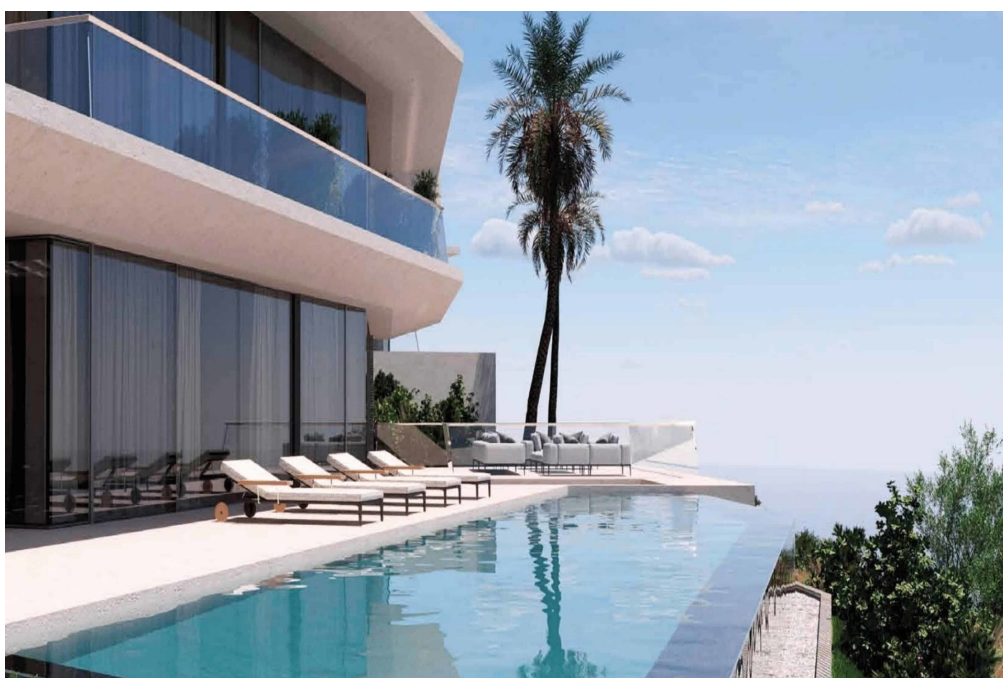
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## **Ein erster Eindruck**

There are homes that simply offer a view, and then there are homes that allow you to live inside the landscape itself. Evania rises above the shimmering waters of Mirabello Bay, where sunrise becomes a private performance and the sea stretches toward the horizon in uninterrupted calm.

Set on a 1,450 m<sup>2</sup> hillside plot, the villa blends naturally into its amphitheatrical surroundings. Across 365 m<sup>2</sup> of interior space, floor-to-ceiling windows frame the sea, while warm stonework, sculpted concrete, and timber screens echo the terrain. Open-plan living and dining areas flow seamlessly onto terraces, and four bedroom suites each offer private outdoor access and en-suite bathrooms. Integrated climate control, underfloor heating, smart-home technology, and high-speed connectivity ensure comfort year-round.

Outdoors, terraces lead to a striking infinity-edge pool that appears to merge with the bay. Sun-drenched decks, shaded lounges, and Mediterranean gardens create spaces for relaxation, dining, and entertaining, while the villa's design maintains a harmonious dialogue with the landscape.

Residents enjoy full integration into a premier Mediterranean community with a private marina managed by Camper & Nicholsons, holistic wellness and spa facilities, Bamford Spa treatments, fine dining venues, cultural experiences, sports amenities, and family programs, all supported by on-site medical services.

Positioned between Agios Nikolaos and Plaka, Villa Evania offers seclusion with year-round accessibility. Its refined architecture, sustainable ethos, and sweeping sea views make it an exceptional permanent residence or holiday retreat, fully meeting Golden Visa eligibility.

Von Poll Greece offers a full spectrum of services to support clients throughout the property purchase process in Greece. Beyond our core real estate expertise, we collaborate with a trusted network of professionals—including legal advisors, notaries, tax consultants, and architects—to ensure every stage of the transaction is handled smoothly and securely. We guide buyers step-by-step through the entire process of acquiring property in Greece, from the initial search and due diligence to contract signing, taxation matters, and final handover. Our goal is to provide a transparent, efficient, and fully supported experience for international and local clients alike.

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## **Ansprechpartner**

**Weitere Informationen erhalten Sie über Ihren Ansprechpartner:**

**VON POLL REAL ESTATE Athens**

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*Zum Impressum der von Poll Immobilien GmbH*

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