Κίσσαμος

# Vireon

***Property ID: 2310804***



**PURCHASE PRICE: 1.900.000 EUR • LIVING SPACE: ca. 420 $m^2$ • ROOMS: 3 • LAND AREA: 700 $m^2$**

**Property ID: 2310804 - 734 00 Κίσσαμος**


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# At a glance

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|---|---|
| Property ID | 2310804 |
| Living Space | ca. 420 m² |
| Rooms | 3 |
| Bathrooms | 3 |
| Year of construction | 2008 |

| | |
|---|---|
| Purchase Price | 1.900.000 EUR |

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# The property





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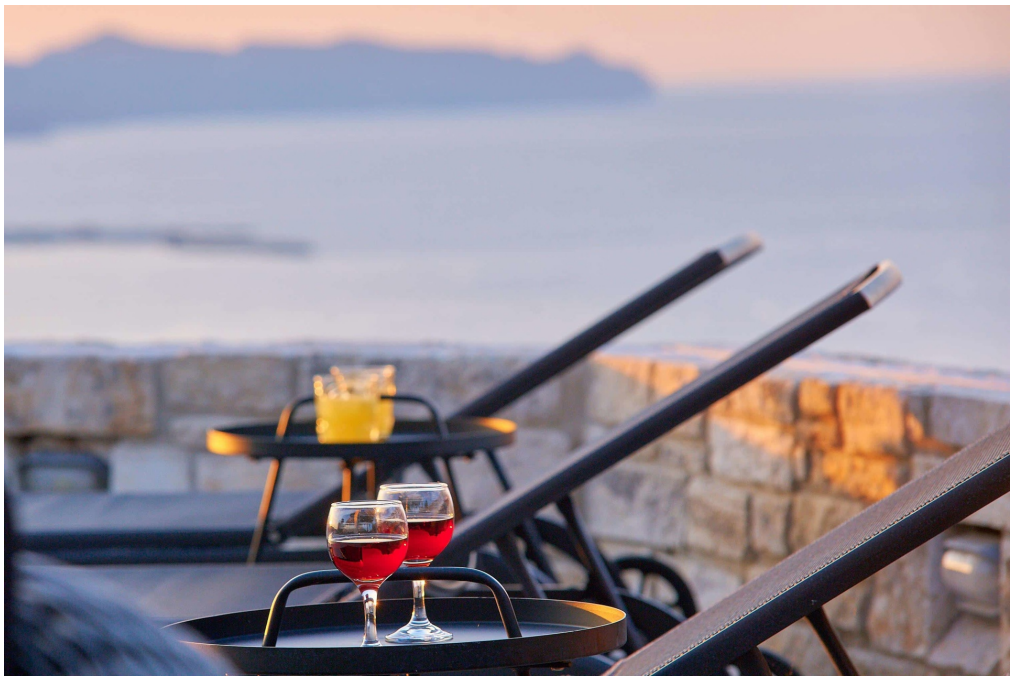
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# A first impression

Set in an elevated position above Kissamos, Villa Vireon enjoys open views across the bay and a quiet, residential setting. The property combines generous indoor spaces with easy outdoor living, making it ideal for both holidays and year-round use.

Spanning approximately 420 sqm on a 700 sqm plot, the villa is developed across three levels and offers a well-balanced layout with multiple living areas and comfortable outdoor spaces. Built in 2008, the home has been designed with practicality in mind while maintaining a bright, open feel throughout.

The main level is dedicated to everyday living. A spacious open-plan area brings together the kitchen, dining space, and main living room, all filled with natural light and oriented toward the sea. Large openings lead directly to the terraces, creating a smooth transition between indoor and outdoor areas. A fireplace adds warmth to the space, while a bathroom and a large storage room support daily functionality.
On the upper floor, three bedrooms are arranged to take full advantage of the views. Each room benefits from natural light and access to balconies, offering quiet spots to enjoy the surroundings. The master bedroom includes its own WC and wardrobe, while a shared bathroom serves the remaining bedrooms.
The lower level enhances the functionality of the property, featuring a self-contained 55 sqm apartment, ideal for guests or independent use. This level also includes a laundry room, a closed parking area, and a dedicated closet/storage room, adding practicality and flexibility to the home.
Outdoor areas are designed for relaxed living. The swimming pool overlooks the bay, while the surrounding garden and terraces offer multiple areas for sitting, dining, and enjoying the view. The setting is private and calm, with enough space to host family and friends comfortably.

The villa is offered fully furnished and equipped, including electrical appliances. Additional features include an underfloor heating system, a heat pump, a fireplace, a secure entrance, an internal staircase, and ample balcony space.

Located just a short distance from the center of Kissamos, beaches, and daily amenities, Villa Vireon offers a combination of privacy and accessibility, making it suitable as a permanent residence or a holiday home.

With its size, layout, and location, the property also presents a solid investment opportunity. Sea-view villas in this area are in steady demand for short-term rentals, offering good

**potential for seasonal income while maintaining long-term value.**

**Von Poll Greece offers a full spectrum of services to support clients throughout the property purchase process. Beyond real estate expertise, we collaborate with a trusted network of 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—from the initial search and due diligence to contract signing, taxation matters, and final handover—providing a transparent, efficient, and fully supported experience for both international and local clients.**

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# Contact partner

**For further information, please contact your contact person:**

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