Αίγινα

# Evania

***Codice oggetto: 2570623***



**PREZZO D'ACQUISTO: 1.525.000 EUR • SUPERFICIE NETTA: ca. 189.84 $m^2$ • VANI: 3 • SUPERFICIE DEL TERRENO: 1062 $m^2$**

**Codice oggetto: 2570623 - 180 10 Αίγινα**


- A colpo d'occhio
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# A colpo d'occhio

| | |
|---|---|
| Codice oggetto | 2570623 |
| Superficie netta | ca. 189.84 m² |
| Vani | 3 |
| Camere da letto | 1 |
| Bagni | 4 |
| Anno di costruzione | 2024 |

| | |
|---|---|
| Prezzo d'acquisto | 1.525.000 EUR |

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# La proprietà





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# Una prima impressione

**Wake up to endless blue horizons, enjoy the privacy of an elegant retreat, and experience the ultimate in seaside living, just a few steps from the sea. The exceptional Evania maisonette in Aegina is a distinctive expression of contemporary design and a high quality of life, combining architectural elegance with the timeless charm of the Aegean.**

**Completed in 2024, Evania spans 189.84 sq.m. and is set on a private 1,062 sq.m. plot, just 10 metres from the sea. Featuring minimalist aesthetics, elegant furnishings, and unobstructed sea views, the residence offers a harmonious blend of style, comfort, and functionality. It comprises three bedrooms, including a master bedroom, four bathrooms, a fully equipped kitchen, and a spacious living room. Every space has been thoughtfully designed with attention to detail, creating a welcoming environment ideal for both everyday living and relaxing moments by the sea.**

**Outside, the private garden creates a distinctive setting where natural beauty meets the pleasures of outdoor living. The jacuzzi and south-western orientation provide the perfect conditions for moments of absolute relaxation, from sunlit mornings to enchanting sunsets over the Aegean. Here, the proximity to the sea and the unobstructed views of the endless blue horizon transform every day into a unique holiday experience.**
**The residence has been designed with a focus on quality, comfort, and modern functionality. It features an independent heat pump heating system, air conditioning, thermally broken aluminium window frames, electric shutters, insect screens, a security entrance door, photovoltaic panels, an electric vehicle charging station, and internet connectivity. With an A+ energy rating and two outdoor parking spaces, Evania combines modern amenities with energy efficiency, making it an excellent choice for those seeking an elegant holiday home or a valuable investment opportunity.**
**Located on Aegina, one of the most charming islands in the Saronic Gulf, the residence enjoys a peaceful seaside setting while offering convenient access to Athens. With its authentic Greek island character, relaxed atmosphere, and proximity to the capital, Aegina is an appealing destination for both private homeownership and property investment. Just 6 kilometres from Aegina Town and its amenities, Evania offers the ideal balance between privacy and convenience.**

**Here, everyday life takes on the rhythm of a holiday, with refreshing morning swims, leisurely meals by the water, and evenings spent admiring the endless blue horizon. Whether envisioned as a private seaside retreat or a valuable investment, Evania presents a unique opportunity to embrace the beauty of the Greek islands in a setting defined by contemporary design and understated luxury.**

**Von Poll Greece offers a comprehensive range of services, supporting clients at every stage of purchasing property in Greece. Beyond our expertise in real estate, we collaborate with a trusted network of professionals, including legal advisors, notaries, tax consultants, and architects, ensuring that every stage of the transaction is completed smoothly and securely. We guide buyers step by step through the entire property acquisition process, from the initial search and legal due diligence to contract signing, tax matters, and final handover. Our aim is to provide a transparent, efficient, and comprehensive experience for both international and Greek clients.**

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# Partner di contatto

**Per ulteriori informazioni, si prega di contattare la persona di riferimento:**

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*Alla clausola di esclusione di responsabilità di von Poll Immobilien GmbH*

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