

Ref: G0131

## Luxury beachfront villa-apartment resort on the outskirts of Athens - SALE OR RENT

**Enquire**



**Investment type :** For sale

**Property type :** Hotel

**Bedrooms :** 20

**Hotel area :**

**Country :** Greece

**Condition :** Turnkey

**\* Please note the resort is available long term rent at 150.000 euro a year.**

A small Paradise of villas & high quality flats facing the sea, located 65 km of Athens.

There is 1 villa and 18 apartments (total 20 bedrooms), each one with its own spectacular view. Also there are available parking spots. Each house can accommodate from 2 to 8 people and each one of them is luxury furnished. The resort has a private beach offering canoes free of charge. If you are looking for privacy and quietness, this is the right place.

The resort is beachfront, 20 meters from the sea, no local roads or anything else inbetween. Near to a temple and the Olympic Marina port of a nice small town offering all facilities The airport is about 35-40 km far which can be reached by car within 30 minutes.

The property is on a plot of 21.000m2 and the total buildings are 1300 m2. It should be noted that the whole plot has been designated as archeological place. There are 20 apartments fully equipped with kitchenette, air con, sitting area, etc....

There is also a big warehouse which can be used as a storage room. The resort has its own laundry room equipped with washing machines and dryers. There is also a big kitchen equipped so you can operate a restaurant or a tavern if you wish. There is parking place for at least 100 cars. The main building has 3 floors, the other 2 buildings are ground floor. The whole hotel is elevated from the beach and built in 1993.

1 villa is designed and destined for personal use of the owners, but you can turn it into hotel apartment if you want to. If you want to make it more private with a few addition you can manage it as the outer space is really large and you are able to designit according to your requirements.

Extra info:

- The hotel has been licenced since 2019.The occupancy these years is nearly 90%.
- Sale price is 20 M € It should be noted that our area is the most expensive area as we are close by to Athens and a architectural site. Also the sale is as Asset.
- The owner applied for helipad, small marina to accomodate at least 50 boats every year in our harbour, there are at least mooring 50 yachts per day. The outer space need a lift up ,you can also build a playground, as well as a few swimming pools. An application has been done to install a lift for disable people.
- There is no possibility right now to built extra due to construction law as well as archeological place which you need special licence to apply for.

