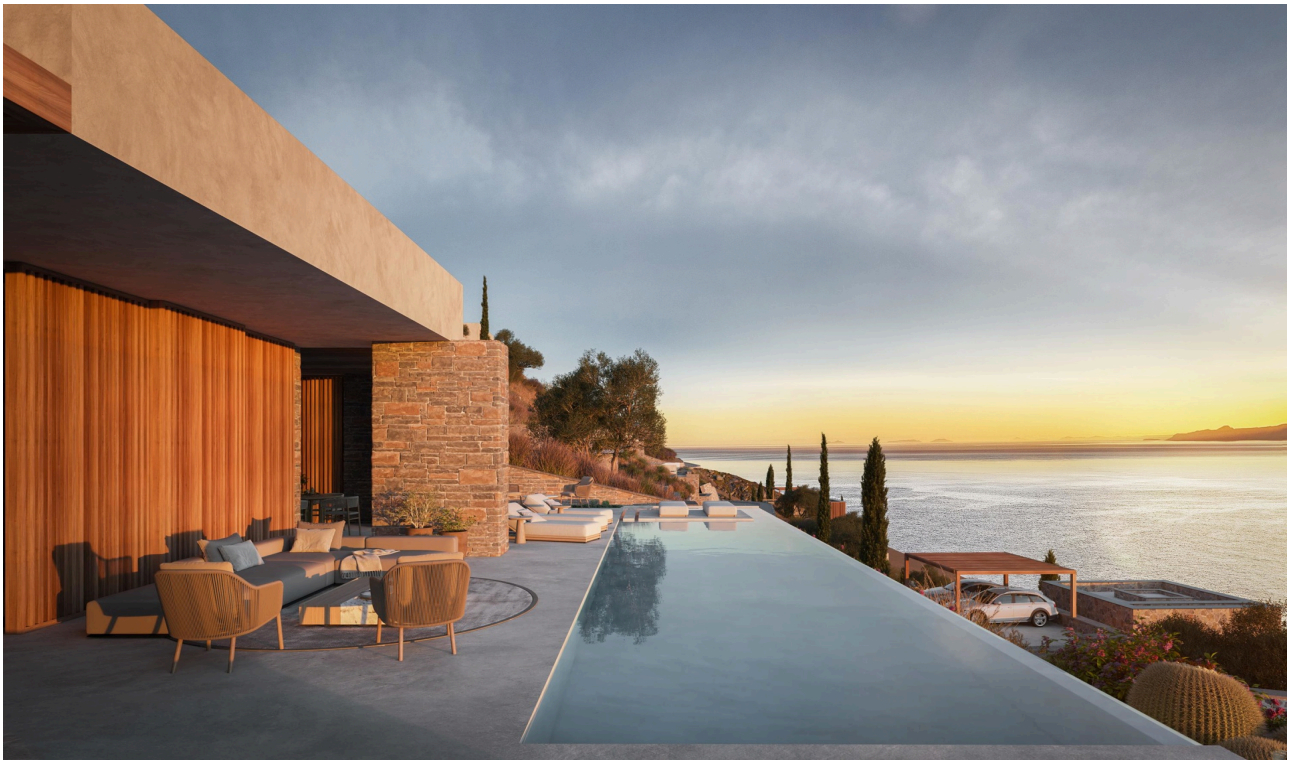
Άγιος Νικόλαος

Evania

CODE DU BIEN: 2061503



PRIX D'ACHAT: 4.493.000 EUR • SURFACE HABITABLE: ca. 365 m^2 • PIÈCES: 4 • SUPERFICIE DU TERRAIN: 1450 m^2

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- En un coup d'œil
- La propriété
- Une première impression
- Contact

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En un coup d'œil

CODE DU BIEN	2061503	Prix d'achat	4.493.000 EUR
Surface habitable	ca. 365 m²		
Pièces	4		
Salles de bains	4		

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La propriété





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Une première impression

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 m² hillside plot, the villa blends naturally into its amphitheatrical surroundings. Across 365 m² 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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Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

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